



Tel. 01463 239494

[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



# FOR SALE

## 8 DRUMMOND STREET, INVERNESS

- ✔ Retail unit in prominent location
- ✔ NIA 75.5 sq m (812 sq ft)
- ✔ Eligible for up to 100% rates relief
- ✔ Offers over £115,000 are invited



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## DESCRIPTION

The subjects comprise a retail unit arranged over ground and basement levels. The subjects were most recently used as a shop, however, they would be suitable for a range of uses subject to the relevant consents being obtained. Internally, the subjects are generally laid out in an open plan basis.

## LOCATION

The subjects are positioned on Drummond Street in the heart of Inverness. Inverness is the administrative capital of the Highlands and a popular tourist destination. Drummond Street is an established retail location with high footfall, located right off the High Street.

## ACCOMMODATION

The subjects have been measured on a net internal basis in accordance with the current edition of the RICS Code of Measuring Practice to provide 75.5 sq m (812 sq ft) of accommodation comprising the following:

### Ground Floor

Sales area – 40.0 sq m (430 sq ft)

### Basement

Sales area/storage, 2 stores, hall and toilet – 35.5 sq m (382 sq ft)

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £10,500 effective 1st April 2023.

Eligible occupiers may benefit from up to 100% rates relief under the Small Business Bonus scheme.

## SALE

Offers in excess of £115,000 are sought for our clients interest in the property.

## UTILITIES

The property has connections of mains water and electricity with drainage being to the main public sewer.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is 'B' and is available on request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

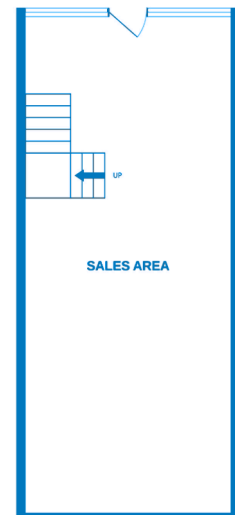
## ENTRY

On completion of legal formalities.

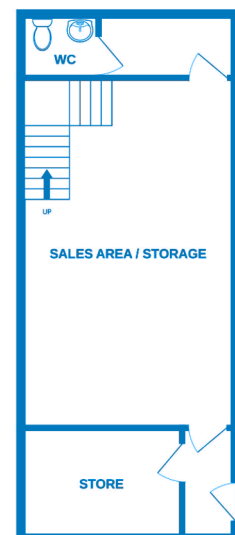
## AML REQUIREMENTS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer or heads of terms have been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

GROUND FLOOR



BASEMENT



## VIEWING AND FURTHER INFORMATION

By appointment through the sole agents Allied Surveyors Scotland

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