

TO LET/MAY SELL

2No. SELF-CONTAINED HOT FOOD TAKEAWY UNITS

Available Individually or as a Whole

Excellent Trading Location on Academy Street the main thoroughfare through Inverness City Centre

Floor Areas:-

105 Academy Street: 47 m² (507 ft²)

107 Academy Street: 110 m² (1,190 ft²)

Total Floor Area: 157 m² (1,697 ft²)

May Suit Various Uses, STP

Immediate Entry Available

Rent from: £15,000 per annum

Sale Price: On Application

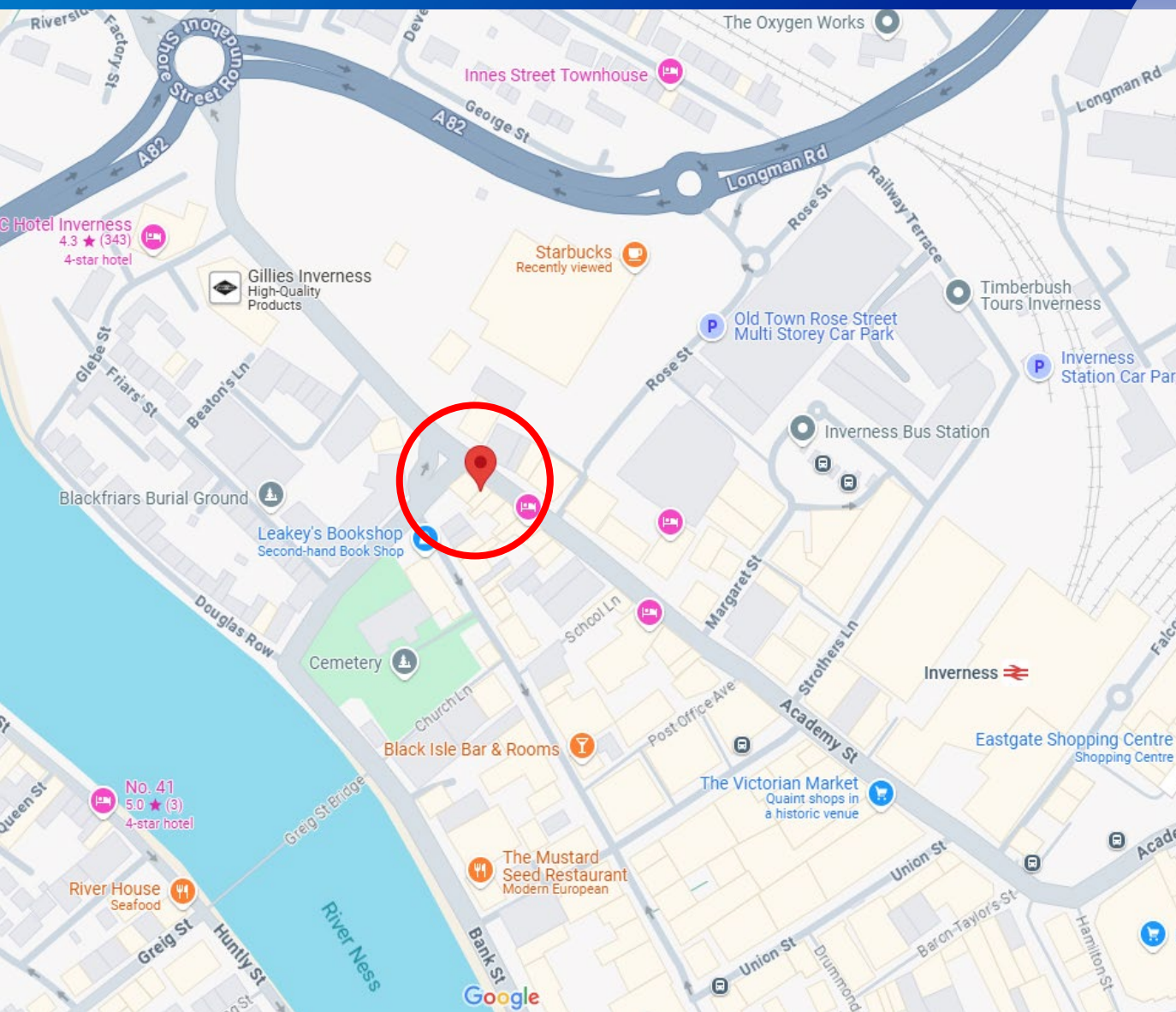


WHAT 3 WORDS

105 & 107 ACADEMY STREET, INVERNESS, IV1 1LX

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LOCATION

Inverness is the commercial, administrative, business and tourism centre for the Highlands and Islands of Scotland. The city is one of the fastest growing in Europe with a resident population of over 65,000 people and a catchment area of approximately 350,000 people.

Inverness enjoys excellent transport links via the main A9 trunk road leading both north and south. Aberdeen is approx. 104 miles to the southeast with Edinburgh and Glasgow approximately 157 miles to the south and 170 miles to the southwest respectively.

The city has a railway station being the terminus of the Highland main line which connects to the Far North line to Wick and Thurso. Scotrail operated services run daily to Elgin and Aberdeen as well as Perth, Glasgow and Edinburgh. The Caledonian Sleeper also operates daily to London. Inverness bus station operates regular daily bus services locally, to Inverness airport and to other Scottish cities including Aberdeen, Glasgow and Edinburgh as well as a service to London.

The city has an airport with regular UK domestic and European flights and also benefits from a train station. Inverness is also home to the Inverness College UHI, the main campus of the University of the Highlands and Islands with a city population of students of approximately 8,500.

The subject property is prominently positioned on the western end of Academy Street (B865) near to its junction with Friar's Lane and Chapel Street which leads directly to the Shore Street Roundabout part of the main A82 Inverness to Fort William trunk Road. Academy Street is one of the main thoroughfares through Inverness City Centre linking to Millburn Road at its south eastern end which connects directly to the Raigmore Interchange providing easy connection to both the A9 and A96 trunk roads.

The Surrounding area to the subjects provides a healthy mix of bars, restaurants as well as both national and local traders. The Victorian Market is only a few minutes walk from the subjects as is the Eastgate Shopping Centre.

HOT FOOD TAKEAWAY UNITS
INVERNESS CITY CENTRE



FIND ON GOOGLE MAPS

105 Academy Street – Front of Unit

**DESCRIPTION**

The subjects comprise 2no. Self-contained hot food takeaway units set within a wider 2-storey and attic terraced building of traditional masonry construction under a pitched and slated roof. Both units have large glazed windows plus glazed entrance doors fronting to Academy Street. The units are currently interconnected via an internal door to the rear of the units which could remain, or this could be closed off to provide 2 self-contained units. Internally the accommodation is currently laid out as follows.

105 Academy Street provides a front counter servery/waiting area with a kitchen/prep area to the rear plus a toilet and small store further to the rear.

107 Academy Street provides a front servery/waiting area with a kitchen/prep area to the rear, 2 storage areas plus a staircase leading to a first floor level providing further storage and a toilet.

FLOOR AREAS

Accommodation	m ²	ft ²
<u>105 Academy Street</u>		
Ground Floor	47.07	507
Total:	47.07	507
<u>107 Academy Street</u>		
Ground Floor	85.72	923
First Floor	24.76	267
Total:	110.48	1,190
Total Floor Area:	157.55	1,697

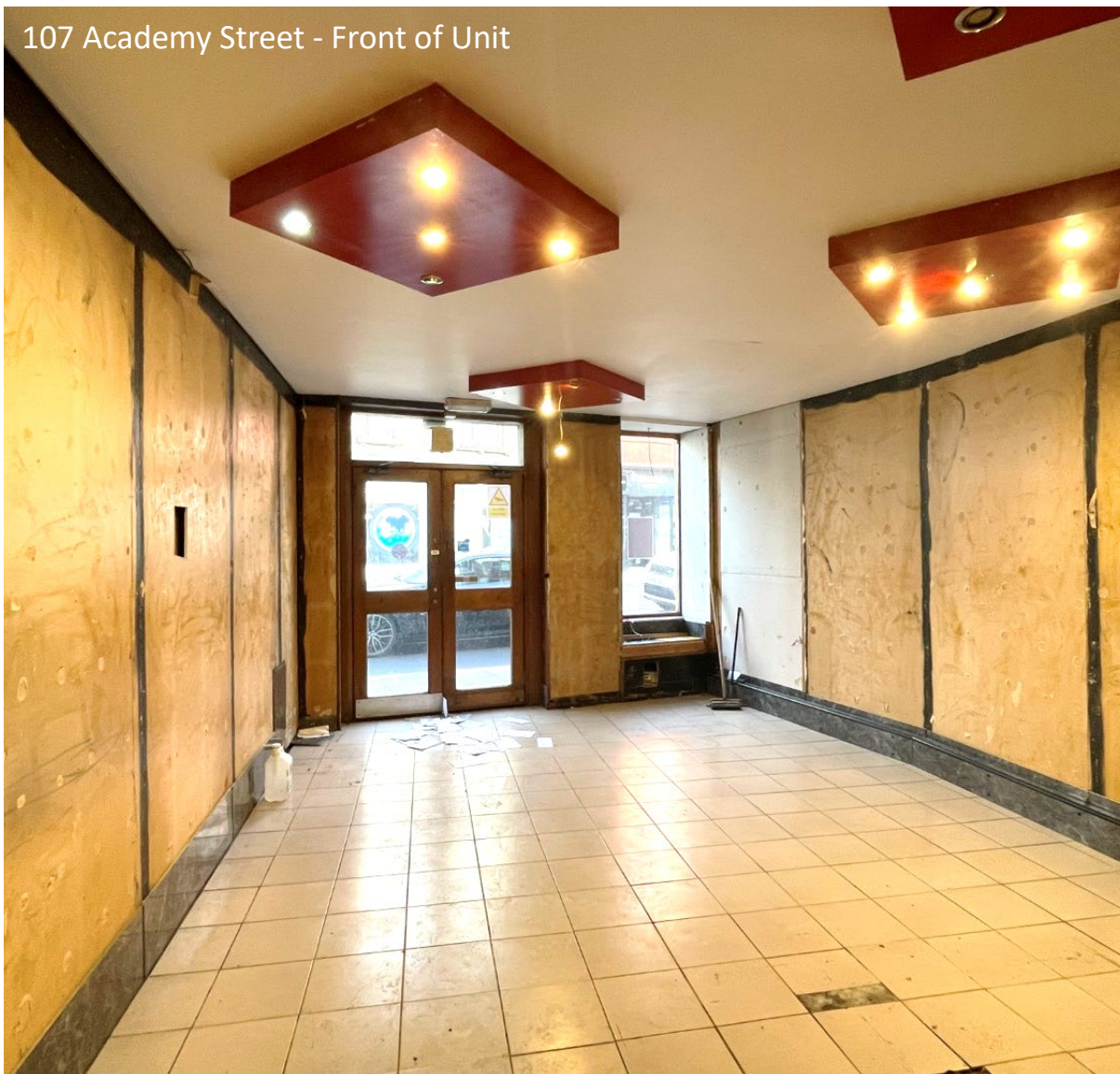
RATEABLE VALUE

The units are currently entered on the Assessor's portal as follows:-

105 Academy Street – Shop - NAV/RV: £6,800

107 Academy Street – Shop - NAV/RV: £10,250

107 Academy Street - Front of Unit

**PLANNING**

Both units have most recently been operated as hot food takeaways and currently have Sui Generis planning use in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The property may suit a range of alternative uses, subject to securing the appropriate planning consent.

EPC

Details available on request.

SERVICES

The units are connected to mains supplies gas, electricity, water and drainage.

LEASE TERMS

The unit(s) are available "To Let" on new FRI lease terms either as a whole or alternatively as 2 self-contained units. The undernoted rentals are sought:-

Unit	Rent
105 Academy Street	£15,000 per annum , ex VAT
107 Academy Street	£24,000 per annum, ex VAT

SALE TERMS

Our client's heritable interest in the whole property is available "For Sale" with the benefit of vacant possession. Price on Application.

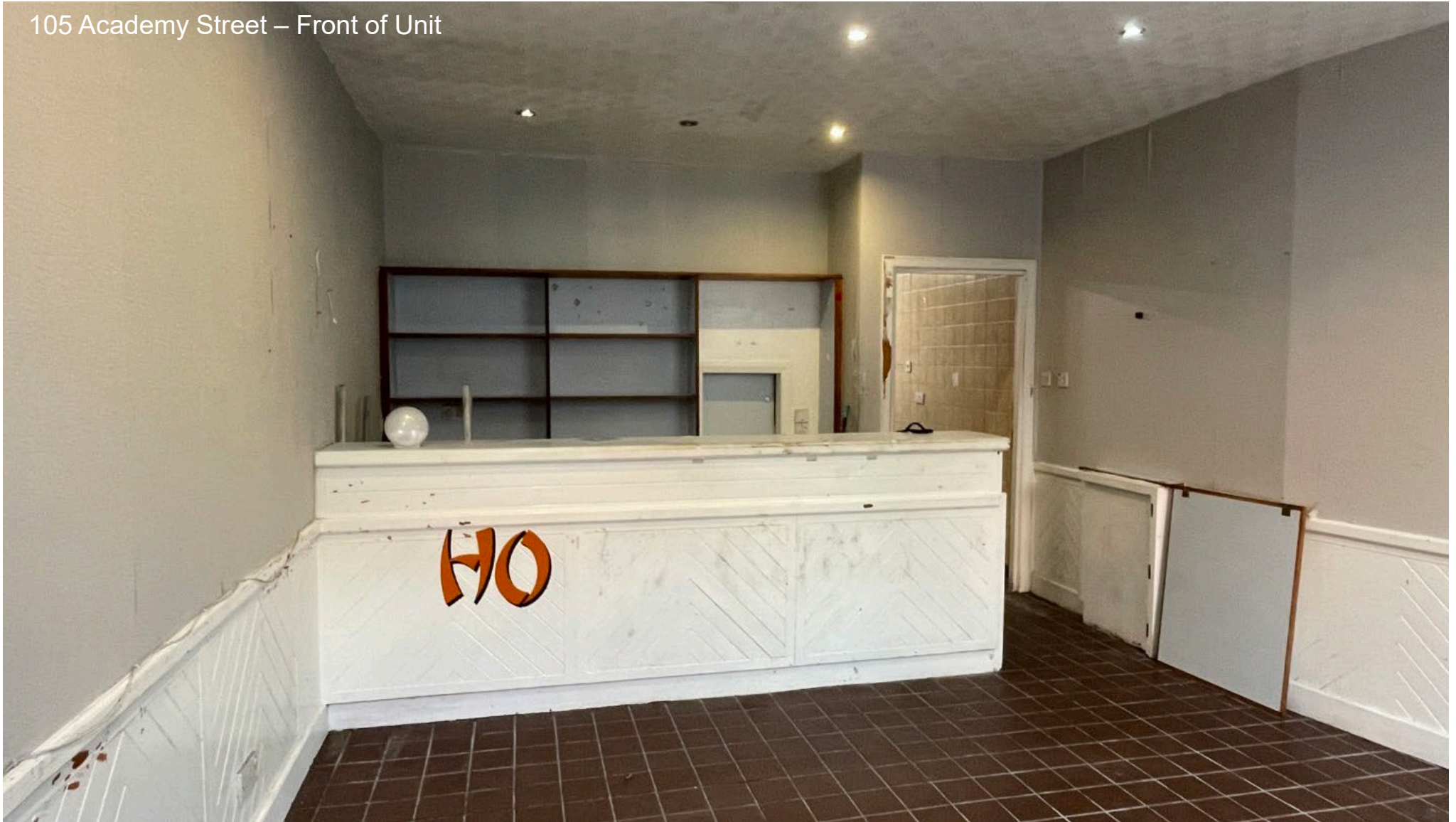
VAT

The property is elected for the purposes of VAT.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in any transaction. In the normal manner, the incoming tenant or purchaser will be responsible for LBTT, Registration Dues and VAT thereon.

105 Academy Street – Front of Unit



107 Academy Street





Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

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 has 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.

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