

TO LET

HOT FOOD
TAKEAWAY / CLASS 3

EXCELLENT ARTERIAL
ROADSIDE LOCATION

GROUND FLOOR UNIT

MODERN BUILDING

FLOOR AREA: 77 M² (829 FT²)

ON-SITE CAR PARKING

FITTED & EQUIPPED KITCHEN
WITH WALK-IN FREEZERS PLUS
STORAGE

QUALIFIES FOR 100% RATES
RELIEF

IMMEDIATE ENTRY AVAILABLE

RENT: £30,000 PER ANNUM



VIRTUAL TOUR

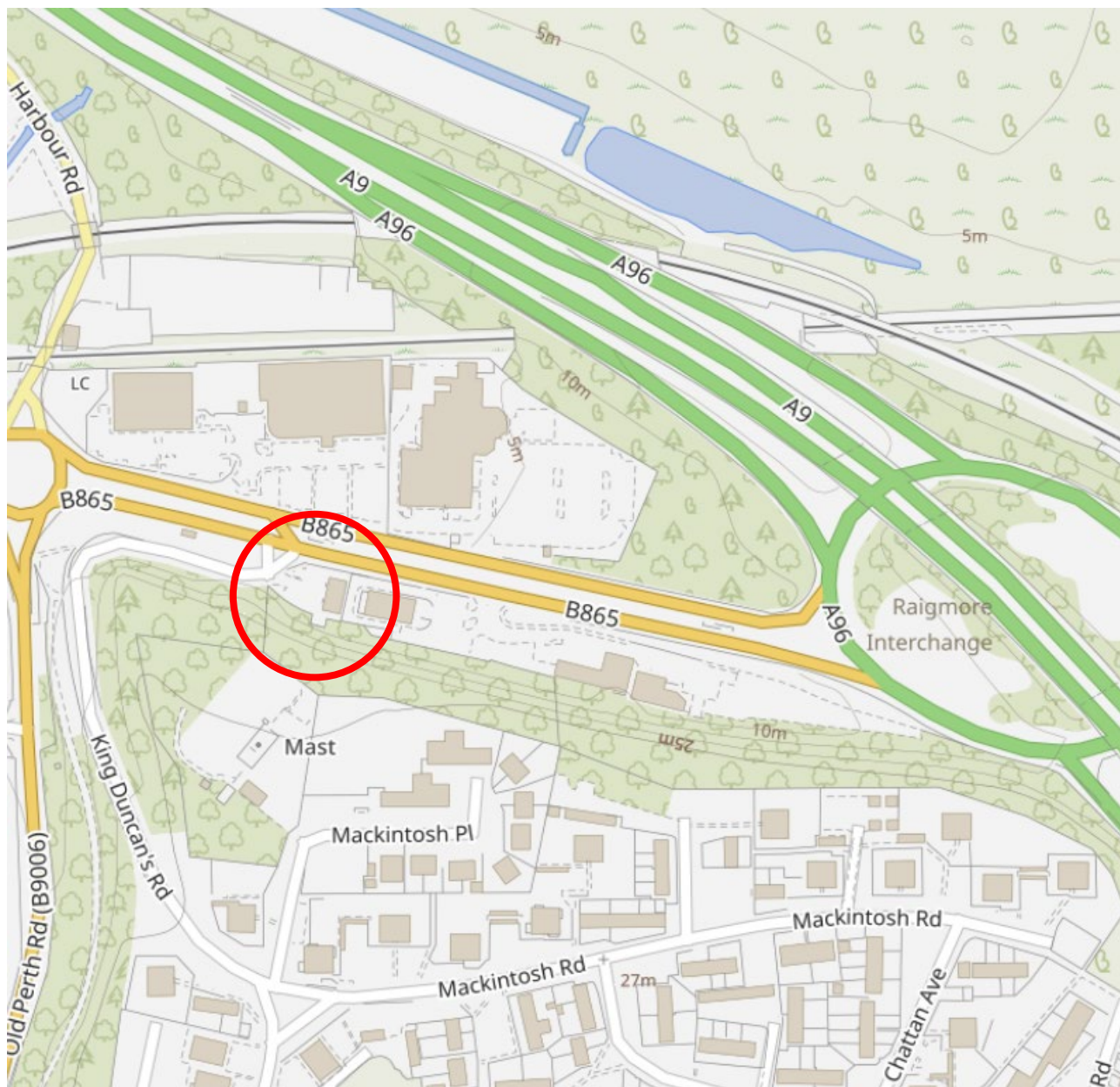


WHAT 3 WORDS

HOT-FOOD TAKEAWAY, 32 MILLBURN ROAD, INVERNESS, IV2 3TR

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LOCATION

Inverness is the commercial, administrative and business centre for the Highlands and Islands of Scotland. The city benefits from excellent transport links via the A9 trunk road, which connects north and south, together with regular rail and bus services. Aberdeen lies approximately 104 miles to the south east, with Edinburgh and Glasgow around 157 and 170 miles to the south and south west respectively.

Millburn Road is a main arterial route on the east side of Inverness, linking the city centre to the Raigmore Interchange on the A9 trunk road, which provides access both north and south. The Raigmore Interchange also gives direct access to the A96 trunk road connecting Inverness and Aberdeen.

The property occupies a prominent position on the southern carriageway of Millburn Road, close to its junction with King Duncan's Road. The Longman Industrial Estate, widely regarded as Inverness's prime business area, is in close proximity. Dougie's Chippy is attached to the property, with Racecraft Bike Repair Shop operating from the first floor. A KFC drive-thru is located immediately to the east. Nearby occupiers include DFS, Blackbridge Furnishings, Kwik Fit Autocentre, Leonardo Hotel and Compass Building and Construction Services.

DESCRIPTION

The property comprises a ground floor unit, previously operated as a Chinese takeaway, forming part of a larger two storey standalone modern building of steel portal frame construction with blockwork walls, externally clad in metal sheeting, under a mono pitched roof. The frontage benefits from a large floor to ceiling glazed section incorporating a pedestrian entrance door.

Internally, the unit is arranged to provide a servery counter with waiting area to the front, together with a fully fitted commercial kitchen, including walk in freezers, and a staff toilet to the rear. The property further benefits from on site car parking and good servicing provision.



FLOOR AREA

The unit extends to the undernoted approximate floor area:-

Ground Floor	77 m ²	829 ft ²
Total	77 m²	829 ft²

RATEABLE VALUE

NAV/RV: £9,500. The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

PLANNING

The property currently benefits for Hot Food Takeaway Consent. Alternatively, the unit would suit Class 3 (Food & Drink) uses all in terms of the Town and Country (Use Classes) (Scotland) Order 1997.

SERVICES

The property is connected to mains water, drainage and electricity. Gas is supplied via LPG.

EPC

Documentation is available on request.

LEASE

The property is available "To Let" on full repairing and insuring lease terms for a period to be agreed. A rent of £30,000 per annum, exclusive of VAT is sought.

VAT

The property is elected for the purposes of VAT. Therefore, VAT will be payable on the rent.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the tenant will be responsible for LBTT, Registration Dues and VAT thereon.





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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