TO LET

Inverness Eastgate Shopping Centre

Unit 38

Retail opportunity

Large and loyal catchment – population of circa **153,000** persons, within a wider catchment of 304,000 persons

Very high tourist influx – circa 2.3 visitors per year with retail spend of approx £287m

Home to Highlands & Islands University – 7,000 students based in Inverness and new campus being constructed over 215 acres in east Inverness at cost of £200m

41% of catchment is labelled as comfortable community (ACORN)

Footfall of over 8 million people per year

Stormfront · Hotel Chocolat · Superdry · Lakeland · Fatface · Joules · White Stuff · Pandora · M&S

Location /Accommodation

The unit sits on the upper mall of the centre which is regarded as the 100% prime section, being anchored by **Marks & Spencer**. Other occupiers located in the vicinity include **Next, Yankee, The Body Shop, Clintons, H Samuel & HMV.**

The unit extends to the following approximate floor area (NIA):

Ground Floor:	3,477 sq ft
First Floor:	6,077 sq ft

Rates

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£98,500**. (Each new occupier has the right to appeal against this figure).

Based on a rate poundage of £0.516, this rateable value will result in an estimated rates liability in financial year 2019/20 of **£50,826**.

Term

The unit is available on a new effectively FRI lease.

Rent

Further details on request.

Service Charge

Approx **£85,142** per annum.

VAT

All rents, prices, premiums, etc are quoted exclusive of VAT.

EPC

Rated E - Full report available on request.

Legal Costs

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

Further Information

For further information on letting opportunities please contact the agents as follows:

Stuart Moncur
stuart.moncur@savills.com
0131 247 3706

Andy Bain
abain@orinsen.com
0131 347 1117

Isla Monteith
isla.monteith@savills.com
0131 247 3746

Tom Forster
tforster@orinsen.com
0131 347 1115

savills.co.uk/retail
savills
0131 247 3800

ORINSEN
0131 374 1111
orinsen.com

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