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**ALLIED
SCOTLAND**
Chartered Surveyors

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FOR SALE
RETAIL INVESTMENT
2 LOCHALSH ROAD, INVERNESS



- Retail Unit currently let to Ladbrokes
- The subjects extend to approximately 127.46 sq m (1,372sq ft)
- The current lease is due to expire in 2032.
- Offers in the region of £140,000 are being sought.

LOCATION

The subjects are situated on Lochalsh Road within the Merkinch area of Inverness. Merkinch is an established residential area on the northern side of the city, less than a mile from the city centre. Inverness is a small city in the Highlands of Scotland approximately 105 miles west of Aberdeen.

DESCRIPTION

The subjects comprise a semi detached, single storey retail unit of traditional stone/brick construction under a pitched slated roof.

The subjects have been measured in accordance with the RICS Code of Measurement Practice 2nd Edition on a Net Internal Basis to give 127.46 sq m (1,372 sq ft) of accommodation.

SERVICES

Mains water, electricity, gas and drainage are all connected to the subjects.

RATEABLE VALUE

The subjects are entered into the Valuation Roll at a rateable value of £12,000.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

TENANCIES

TENANT	EXPIRY	BREAKS	ANNUAL RENT
LADBROKES	27 th AUGUST 2032	27 th AUGUST 2024 27 th AUGUST 2029	£11,000

LEASE TERMS

The lease is on full repairing and insuring terms and the rent passing is £11,000 per annum.

PRICE

Offers in the region of **£140,000** are sought.

VIEWING AND FURTHER INFORMATION

Strictly through Andy Gray/Cydney Risko at the letting agents Allied Surveyors Scotland.

Lyle House

Fairways Business Park

INVERNESS

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