

## The Room, 73 Queensgate Inverness, Inverness-shire IV1 1DG

### Heritable Public House Investment

- Prominent corner position in city centre location
- 15 years unexpired to established local public house operator
- Close to Inverness Railway Station and The Eastgate Shopping Centre
- Neighbouring occupiers include Co-operative Food, Semichem, RBS and the Post Office

lot 52

Rent  
**£75,000**  
per annum  
exclusive



### Location

Miles: 102 miles north-west of Aberdeen  
157 miles north of Edinburgh  
162 miles north of Glasgow

Roads: A9, A96, A82

Rail: Inverness Station (Mainline)

Air: Inverness Airport (8 miles east)

### Situation

The property is situated in a prominent corner position on the southern side of Queensgate and at the junction with Church Street. Inverness Railway Station and the Eastgate Shopping Centre are located close by. The location on Church Street is recognised as the leisure quarter in the city of Inverness.

### Description

The property comprises the ground floor of an attractive four storey building with an extended frontage onto Queensgate. A refurbishment and refitting of the public house took place in 2010. The upper floors comprise residential flats and are not included in the sale. There is on-street parking on Queensgate and the surrounding streets.

### Tenure

Heritable (Scottish equivalent of English Freehold).

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Public House	195.00 sq m (2,100 sq ft)	<b>MR WILLIAM GRANT SKINNER AND MRS ANDREA HAMILTON SKINNER (t/a The Room Public House)</b>	25 years from 26/08/2005 until 25/08/2030	£75,000	25/08/2015 and five yearly
<b>Totals</b>		<b>195.00 sq m (2,100 sq ft)</b>			<b>£75,000</b>	

### For further details please contact:

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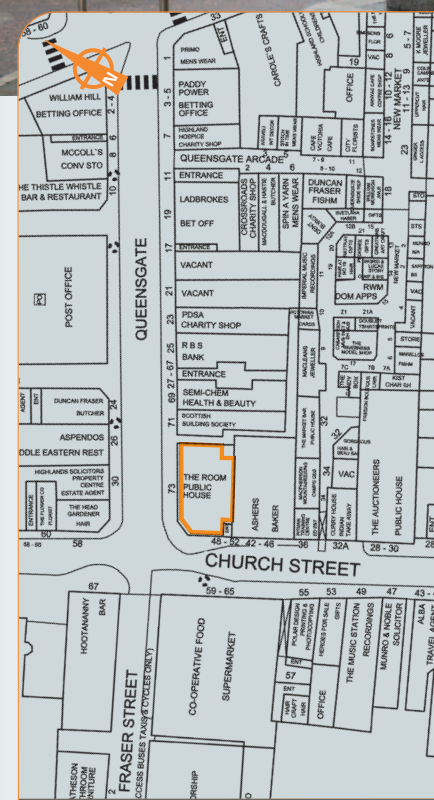
### Associate Auctioneers:

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### Solicitors:

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