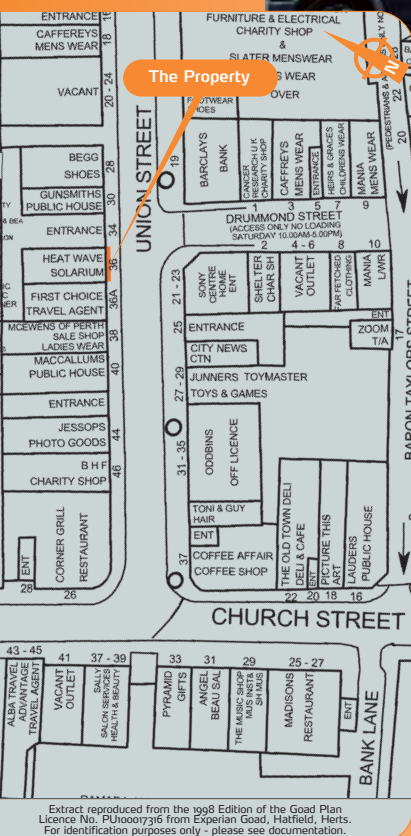


**lot 48****34 Union Street, Inverness**  
**Inverness-Shire IV1 1PX****Rent**  
**£30,500**  
**per annum**  
**exclusive****Heritable (Scottish Equivalent to English Freehold) Retail Investment**

- Located within Inverness' principal retailing core
- Let to Indigo Retail Limited (t/a Heat Waves) until 2018

- Surrounding occupiers include First Choice, Sony Centre, Oddbins, Barclays Bank, British Heart Foundation, Jessops, Clydesdale Bank and Santander

**Location**

*Estimated Residential Population: 40,949*  
 Miles: 104 miles north-west of Aberdeen  
 157 miles north of Edinburgh  
 170 miles north-east of Glasgow

Roads: A9, A96, A82

Rail: Inverness Railway Station

Air: Inverness Airport

**Situation**

The property is well located on Union Street, one of Inverness' principal retailing streets, close to both the High Street and the Eastgate Shopping Centre. Surrounding occupiers include First Choice, Sony Centre, Oddbins, Barclays Bank, British Heart Foundation, Jessops, Clydesdale Bank and Santander.

**Description**

The property comprises a traditional GROUND FLOOR RETAIL UNIT providing good OPEN PLAN RETAIL SPACE with ADDITIONAL STORAGE SPACE and STAFF ACCOMMODATION.

**Tenure**

Heritable (Scottish Equivalent to English Freehold).

**VAT**

VAT is applicable on this lot.

**Please note that the property adjoins Lot 40 in the catalogue****Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	75.14 sq m	(809 sq ft)	<b>INDIGO SUN RETAIL LTD (t/a Heat Wave) (1) (2)</b>	15 years from 27/01/2003 until 2018 on a full repairing and insuring lease	£30,500	27/01/2013
Ground	Storage/Staff	24.00 sq m	(258 sq ft)				
<b>Totals</b>		<b>99.14 sq m</b>	<b>(1,067 sq ft)</b>			<b>£30,500</b>	

- (1) Indigo Sun offers award winning tanning services from 37 salons nationwide, mainly located in Scotland. (Source: www.indigosun.co.uk 11/06/2010)  
 (2) Please note the tenant has instructed agents to market their leasehold interest.

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