

lot 40

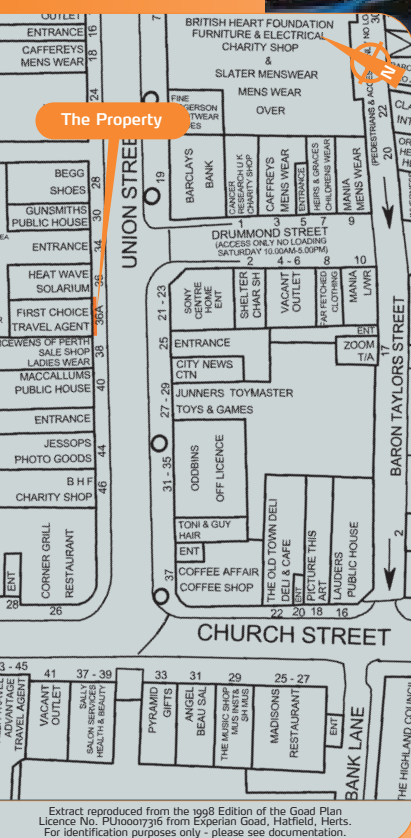
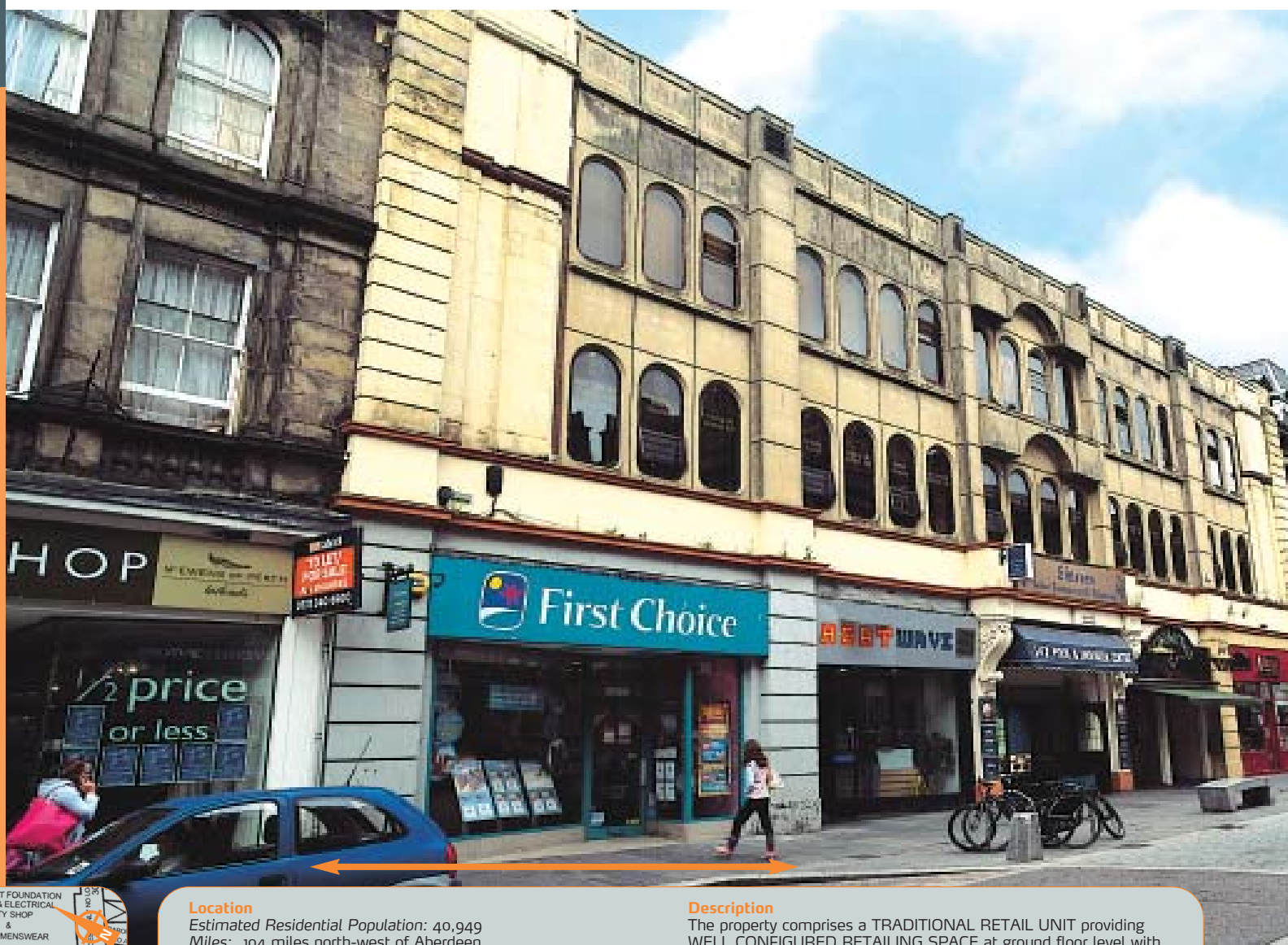
## 36 Union Street, Inverness Inverness-Shire IV1 1PX

Rent  
**£37,000**  
per annum  
exclusive

Heritable (Scottish Equivalent to  
English Freehold) Retail Investment

- Let to First Choice Retail Ltd and guaranteed by First Choice Holidays Limited
- Located within Inverness' principal retailing core

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

### Description

The property comprises a TRADITIONAL RETAIL UNIT providing WELL CONFIGURED RETAILING SPACE at ground floor level with STAFF AND STORAGE ACCOMMODATION at basement level.

### Tenure

Heritable (Scottish Equivalent to English Freehold)

### VAT

VAT is applicable on this lot.

**Please note that the property adjoins Lot 48 in the catalogue**

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	91.95 sq m	(990 sq ft)	<b>FIRST CHOICE RETAIL LTD</b> (guaranteed by First Choice Holidays Limited) (1)	15 years from 20/10/1999 on a full repairing and insuring lease	£37,000	30/09/2014
Basement	Storage	70.56 sq m	(760 sq ft)				
<b>Totals</b>		<b>162.51 sq m</b>	<b>(1,750 sq ft)</b>			<b>£37,000</b>	

(1) First Choice Retail Ltd is a subsidiary of TUI UK Limited, part of the TUI Travel plc group of companies – the UK's leading leisure travel company. (Source: www.firstchoice.co.uk) For the year ending 30th September 2008, First Choice Holidays Limited reported a turnover of £2,494,000, pre-tax profits of £238,142,000 and a net worth of £674,559,000. (Source: www.riskdisk.com 10/06/2010)

### For further details please contact:

#### Peter Cunliffe

Tel: +44 (0)20 7034 4852 Fax: +44 (0)20 7034 4869.  
Email: peter.cunliffe@acuitus.co.uk

#### Jo Cordrey

Tel: +44 (0)20 7034 4854 Fax: +44 (0)20 7034 4869.  
Email: jo.cordrey@acuitus.co.uk

[www.acuitus.co.uk](http://www.acuitus.co.uk)

### Associate Auctioneer:

#### Jones Lang LaSalle

150 St Vincent Street, Glasgow G2 5ND.  
Tel: +44 (0)141 567 6634 Fax: +44 (0)141 221 9032.  
Email: douglas.wood@eu.jll.com  
Ref: Douglas Wood.

### Solicitors:

#### Davidson Chalmers LLP

12 Hope Street, Edinburgh EH2 4DB.  
Tel: +44 (0)131 625 9191 Fax: +44 (0)131 625 9192.  
Email: helen.howden@ davidsonchalmers.com  
Ref: Helen Howden.