

Lot 37

Vacant

27-31 Academy Street, Inverness, Highlands IV1 1JN

Heritable Vacant Town Centre Retail/Development Opportunity



Key Details

- Whole building with Asset Management Opportunities (subject to consents)
- Prominent position in City Centre close to Railway Station
- Treble fronted retail unit
- Neighbouring occupiers include M&Co, Rohan, Travelodge and Craighon Sports

Location

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

Roads: A9, A96, A82

Rail: Inverness Railway Station

Air: Inverness Airport

Situation

Inverness is considered the capital of the Highlands & Islands and has a population of approximately 65,000, having a large catchment area to the north and west Highlands. Academy street is one of the main retail streets in Inverness City Centre. The street runs from the Eastgate Shopping Centre north to the junction with Chapel Street. The property is situated on Academy Street close to its junction with Union Street. Nearby occupiers include Rohan, Travelodge, Sports Direct, TK Maxx and Craighon Sports

Description

The property comprises a ground floor treble fronted retail unit with ancillary accommodation at first floor. The unit benefits from a further retail access to the rear into Queensgate Arcade, a popular covered retail parade with a number of local retail traders.

Tenure

Heritable.

Planning

The property may benefit from future redevelopment for a variety of uses, subject to necessary consents/permissions. Interested parties are referred to Highland Council. www.highland.gov.uk.

VAT

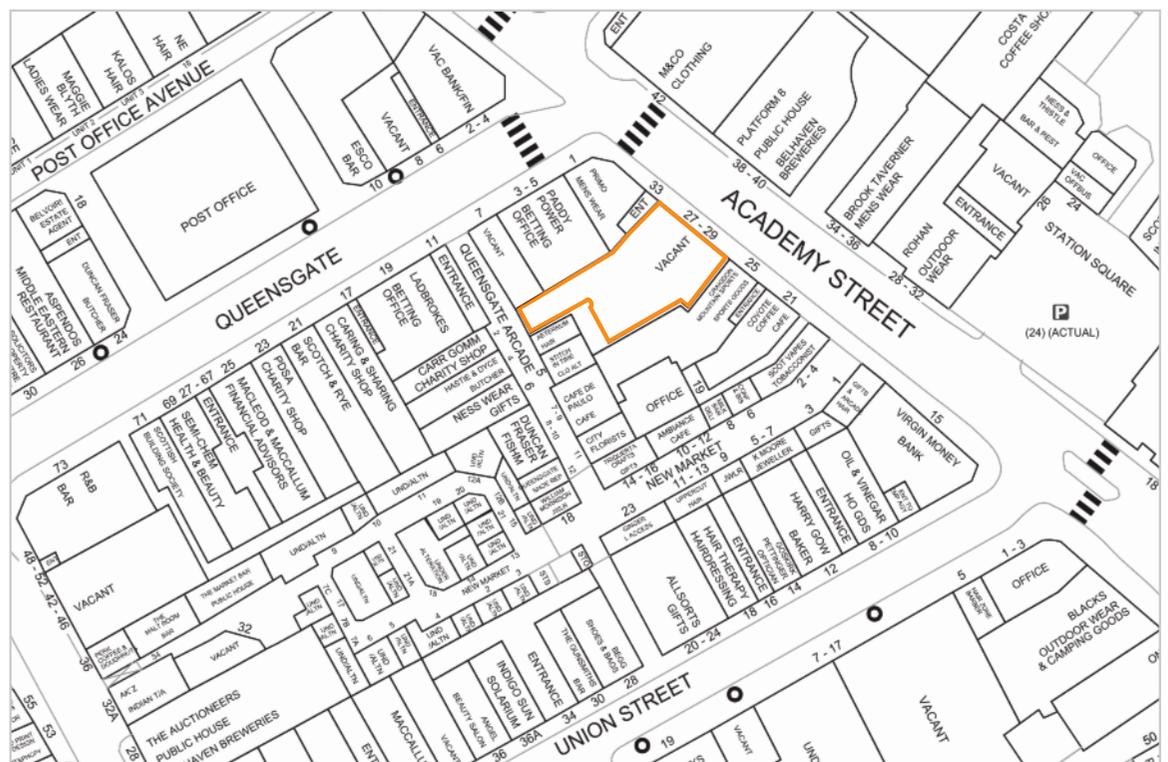
VAT is applicable to this lot.

Six week Completion

Energy Performance Certificate
See legal pack at www.acuitus.co.uk

Tenancy and accommodation

Accommodation	Floor Areas (Approx)	Possession
Ground floor	300.67 sq m (3,237 sq ft)	Vacant
First floor	229.27 sq m (2,468 sq ft)	
Total	529.94 sq m (5,705 sq ft)	



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Acuitus
Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459 318
Peter.mayo@acuitus.co.uk

Seller's Solicitors: Pinsent Masons LLP
Pamela Gorman
+44 (0)141 567 8674
pamela.gorman@pinsentmasons.com