

**TO LET**

RETAIL (CLASS 1 OR 2) / RESTAURANT /  
HOT FOOD TAKEAWAY

**EYCO**

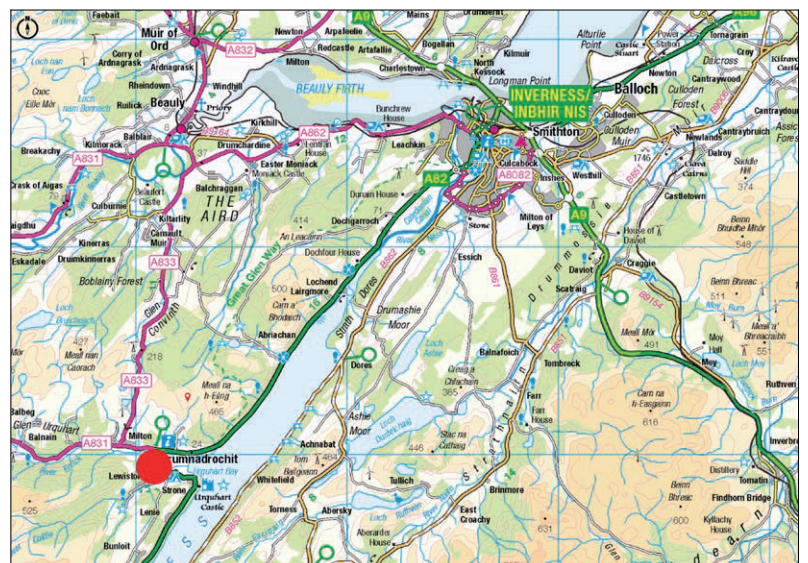
**GRAHAM  
SIBBALD**



## New Commercial Development, Lewiston, Drumnadrochit, IV63 6AG

All year round tourist destination

- 4 units of 1,000 sq ft (NIA each)
- Only 1 unit remaining
- Main A82 trunk road frontage
- Ample on site car parking
- Incentives available
- Rent from £15,000 per annum
- Anchored by food store
- Any ingoing tenant may benefit from 100% Business Rates Relief



## LOCATION

Situated approximately 20 minutes' drive from the Highland capital of Inverness, Drumadrochit is located on the shores of Loch Ness. The village and the famous Loch on its doorstep are popular all year round tourist destinations.

These brand new retail units are situated adjacent to the main A82 Inverness to Fort William trunk road and enjoy a high profile position on a gateway site adjacent to an expanding residential neighbourhood.

The development is underpinned by a new successful Scotmid Co-op convenience store and has ample free car parking onsite.

## DESCRIPTION

Each property comprises a ground floor unit fitted out as a shell with WC and Tea Prep facilities.

## ACCOMMODATION

UNIT	SIZE	RENT
Unit 2	1,004 sq.ft	£15,000
Unit 3	1,004 sq.ft	£15,000
Unit 4	1,004 sq.ft	£15,000
Unit 5	Under Offer	Under Offer

## LEASE

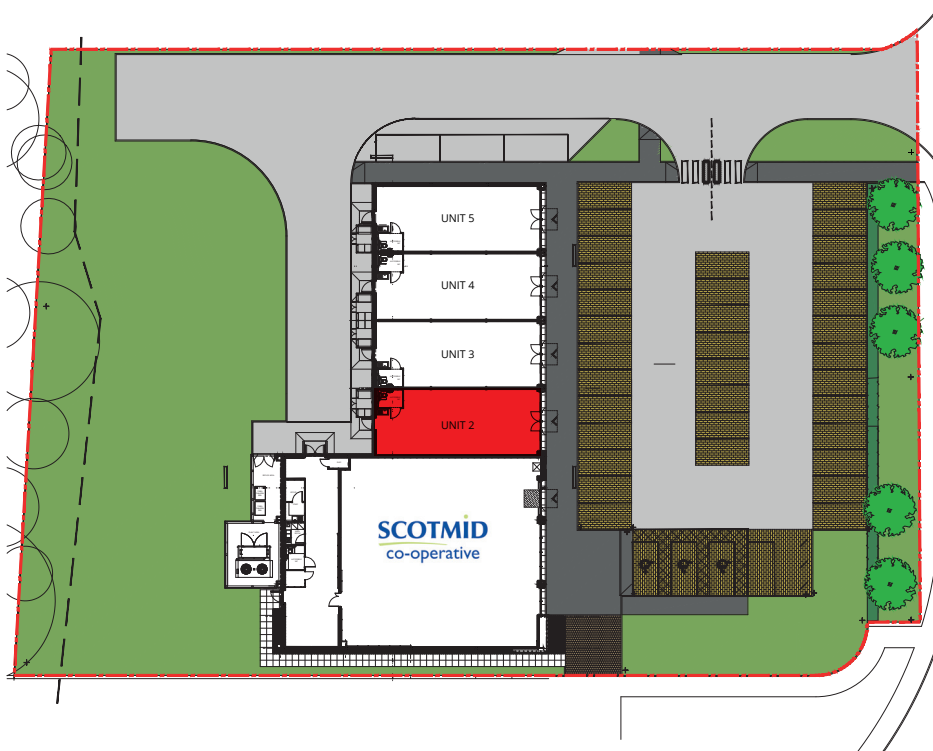
Each unit is available for lease for a term to be agreed on Full Repairing and Insuring terms.

## BUSINESS RATES

Each unit qualifies for 12 months rates free under the Governments 'New and Improved Property' scheme.

Rateable Values are yet to be assessed. Further guidance available on application to the letting agents.

Any incoming tenant may benefit from 100% Business Rates Relief under the 'Small Business Bonus Scheme'.



## USE

Planning permission for Class 1 (Shops), Class 2 (Professional and Financial Services), Class 3 (Food and Drink) or Sui Generis (Hot Food Takeaway) has been obtained.

## DATE OF ENTRY

The subjects are now available for immediate entry and tenant fit out.

## LEGAL COSTS

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for Land and Buildings Transaction Tax and Registration Dues should they be applicable.

## VAT

The property is elected for VAT and VAT will be payable on the rent and all other figures quoted.

To arrange a viewing please contact:



**Kenny McKenzie**

Kenny.McKenzie@g-s.co.uk  
01463 701887

**John MacBean**

John.MacBean@g-s.co.uk  
01463 701894



**Eric Lindgren**

0131 226 2641  
elindgren@eyco.co.uk

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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