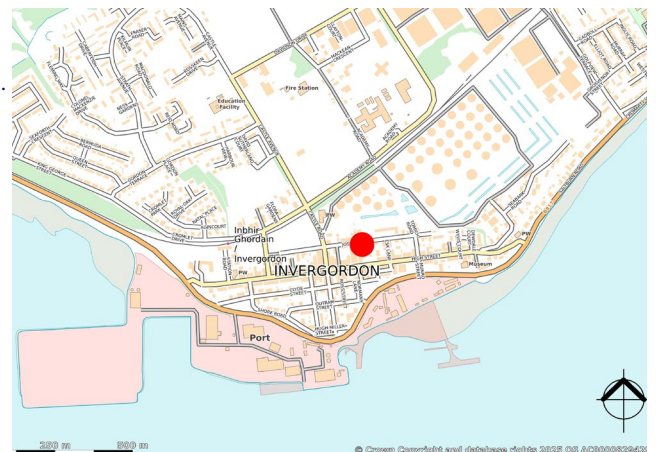




Former Supermarket Premises, High Street, Invergordon, IV18 0AB

Large Retail Unit in prominent town centre location

- GIA: 1,042.33 sq.m / 11,220 sq.ft or thereby.
- Extensive Store frontage
- New Full Repairing and Insuring lease from April 2025.
- Rental : On Application (very competitive)
- Incentives available
- Potential to sub-divide
- Adjacent Car Parking



LOCATION

The property is situated on Invergordon High Street which forms the main retail area in the town. Invergordon is close to the A9 trunk road with a large catchment area and busy high street. Invergordon is a significant Port for cruise ships visiting the Highlands of Scotland.

DESCRIPTION

The property is largely detached and split between retail with warehousing. It has the benefit of an adjacent car park in addition to High Street parking.

ACCOMMODATION

The gross internal area of the unit is 1,042.33 sq.m / 11,220 sq.ft or thereby.
Sub-Division

Our client may consider sub-division of the property.

RENTAL

On application.

RATEABLE VALUE

The present Rateable Value is £50,000.

LEASE TERMS

The subjects are available on the basis of a new full repairing and insuring lease.

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs. Should LBT or registration dues be applicable the purchaser will be liable.

Any rents quoted are exclusive of VAT.

EPC

'G' (105 High Street, Invergordon)

VIEWING

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6. Date of Publication: March 2025