

TO LET
RETAIL UNIT WITHIN INVERNESS' CITY CENTRE



94 Academy Street,
Inverness, IV1 1LU

- City Centre Location.
- Rental: £15,000 per annum.
- Net Internal Area (GIA) 56.6 sq. m / 609 sq. ft or thereby.
- Any ingoing tenant may benefit from 100% rates relief.

LOCATION

The property occupies a prominent position on Academy Street in Inverness city centre. The surrounding area comprises a mix of national and independent retailers, cafés, restaurants and service providers while also benefitting from strong footfall. Inverness Bus Station and Inverness Railway Station are both within a short walk, providing excellent public transport links.

DESCRIPTION

The property comprises a well-presented ground floor retail unit providing open-plan sales accommodation with excellent natural light from the prominent glazed frontage onto Academy Street. The unit benefits from suspended ceilings incorporating LED lighting, carpeted flooring and a rear staff /storage area and accessible WC facilities.



ACCOMMODATION

The area of the unit extends to 56.6 sq. m/ 609 sq. ft or thereby on a Net Internal Area (NIA) basis and ITZA basis.

USE

The property is currently occupied as a retail unit (assumed Class 1A) but may be suitable for a range of alternative uses, subject to obtaining the necessary planning consents.

Any enquiries relating to planning should be directed to the local planning authority.

SERVICES

The property is connected to mains supplies for electricity, gas, and water with the unit having mains drainage.

RATEABLE VALUE

The Rateable Value for the property is £10,100.

Eligible occupiers may benefit from up to 100% rates relief under the Small Business Bonus scheme. Further details regarding eligibility can be obtained from the local authority.

RENTAL

£15,000 per annum plus VAT.

DEPOSIT/GUARANTOR

A rental deposit and/or guarantor may be required, subject to the prospective tenant's covenant strength.

LEASE TERMS

The property is available to let on Full Repairing and Insuring (FRI) lease terms for a minimum term of five years, subject to landlord approval.

LEGAL COSTS

Each party will be responsible for the own legal costs. Should LBBT or registration dues be applicable, the tenant will be liable.

VAT

Applicable on all figures quoted.



EPC

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DATE OF ENTRY

By mutual agreement with the current tenant and landlord.

VIEWING + OFFICE ADDRESS

Graham + Sibbald
Chartered Surveyors
4 Ardross Street
Inverness
IV3 5NN



To arrange a viewing please contact:



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IMPORTANT NOTICE

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5. Date Published: July 2026

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