TO LET

RETAIL UNIT WITHIN INVERNESS' CITY CENTRE

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GRAHAM SIBBALD

6-8 Inglis Street, Inverness, IV1 1HN

- City Centre Location.
- High Footfall Link to High Street.
- Rental: £39,500 per annum plus VAT.
- Total Floor Area (NIA): 4,386 sq. ft / 407.47 sq. m or thereby.
- Reduced Floor Area (ITZA): 1,109 sq.ft / 103.03 sq. m or thereby.
- RV: £32,800

LOCATION

The property is prominently located on Inglis Street, a pedestrianised street within the heart of Inverness city centre enjoying a high footfall and forming a prime retail location linking the main High Street to Academy Street. Falcon Square and the Eastgate Shopping Centre are in close proximity.

DESCRIPTION

The property comprises a retail unit arranged over basement, ground, first, second and third floors. The property benefits from an extensive frontage incorporating large glazed display windows onto Inglis Street. The ground floor provides an open plan sales area with a suspended ceiling grid providing both lighting and heating/cooling air conditioning.

A staircase leads to the first floor which provides storage, office accommodation and staff facilities.

The second floor provides additional storage, staff facilities, while the third floor offers further storage accommodation.

A basement level provides additional storage accommodation accessed via a staircase from the main ground floor sales area.

ACCOMMODATION

The property extends to the approximate Net Internal Area:

Floor	Sq. M	Sq. Ft
Basement	85.47	920
Ground	81.75	880
First	97. 4 6	1049
Second	70.14	755
Third	72.65	782
Total:	407.47	4,386

The Reduced Floor Area (ITZA) extends to an area of 1,109 sq.ft / 103.03 sq. m or thereby.

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 and water with the property having mains drainage.

RATEABLE VALUE

The Rateable Value for the property is £32,800.

RENTAL

£39,500 per annum plus VAT.

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 LBTT or registration dues be applicable, the tenant will be liable.

VAT

Not applicable.

EPC

On Application.

DATE OF ENTRY

October 2026.

Ground floor

First Floor

VIEWING

Graham + Sibbald

Chartered Surveyors

4 Ardross Street

Inverness

IV3 5NN

To arrange a viewing please contact:

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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.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. Date Published: August 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and detailed financial and corporate information will be required before any transaction can conclude.