

Hotels, Guesthouses, Licensed, Retail



Commercial

1 MARKET CLOSE, CHURCH STREET, INVERNESS

Hotels
Guesthouses
Licensed
Retail

Immaculate newly shop fitted retail premises in heart of Inverness.
Superb City centre location with full take away consents.
Easy to operate business, providing a self-employment opportunity.



Potential for alternative business
uses subject to planning and other
consents.

Freehold - Offers Over £65,000

York House
20 Church
Street
Inverness

Telephone
0845
450 0790



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HSPC Ref No: 29119



LOCATION

The property is located at 1 Market Close, one of the busy and popular access routes to the Victorian Market which leads directly off Church Street in central Inverness. This older part of the Highland Capital enjoys a good passing footfall and the area is currently benefiting from the Streetscape redevelopment plan.

As Capital of the Highlands, Inverness is a both a busy and thriving City, attracting a high level of business activity whether from tourists, businessmen or local clientele.

DESCRIPTION

The subjects comprise a ground floor shop within a terraced development fronting onto Market Close.

Internally the shop has been newly fitted out and refurbished to a very high standard. Space is split fairly evenly between the Customer Retail Area and the Staff / Food Preparation Area.

The Premises extent to a net floor area of approximately 420 sq. ft. / 38.97 sq. mtrs.

ACCOMMODATION

This ground floor shop unit comprises of a newly shop fitted retail space with windows looking directly onto the pedestrian area in Market Close. The Customer area benefits from modern seating and a sizeable counter set against the windows. The Customer and Preparation areas are divided by an impressive display counter behind which the well equipped Commercial Preparation Area is of a particularly high standard. The premises offer good storage and have staff W.C. facilities. Décor, lighting and finishes are all commensurate with the overall top quality of the premises.

SERVICES

The premises are connected to mains water, electricity and drainage services.

RATEABLE VALUATION

The current rateable valuation is £9,000. 2008 / 2009 Rates are chargeable at 0.458p per pound before any small business discounts as applicable.

PRICE

Offers over £65,000 are invited freehold.



FINANCE AND LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction.

We have a large team of legal experts in-house and can act in all legal matters including Conveyancing.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial
York House
20 Church Street
Inverness IV1 1ED

Tel: 0845 4500790

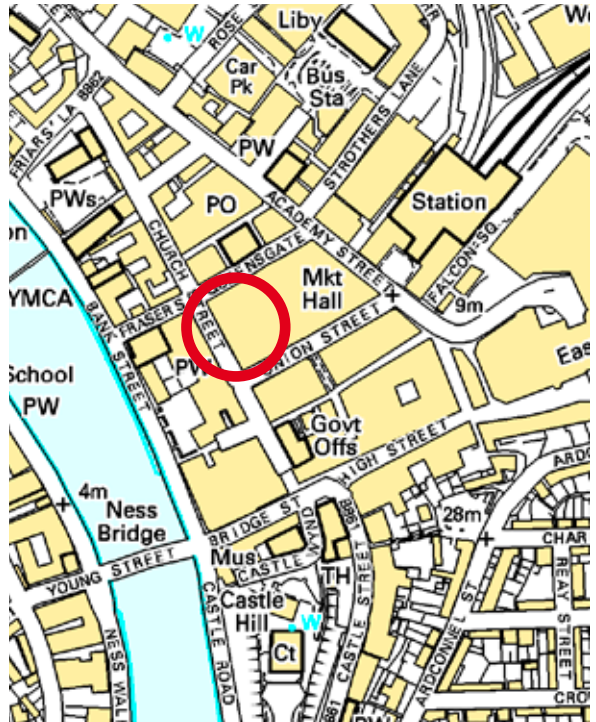
Fax: 01463 711083

E-mail: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a Closing Date.



Property Misdescription Act 1991

These sales particulars are prepared as a general outline of the property and business. Buyers should make their own enquiries to satisfy themselves as to the accuracy of information given. Neither we, nor any member of our staff, has authority to offer or imply any representation or warranty over this property.