

**TO LET
PRIME RETAIL UNIT**

**47 HIGH STREET
INVERNESS IV1 1JE**

Location

The City of Inverness lies c. 105 miles northwest of Aberdeen and c.160 miles north of Edinburgh and Glasgow. With a resident population exceeding 65,000 persons, the catchment is significantly broader, reflecting the city's status as the retail, commercial and administrative centre for the Highland and Islands Region. Transport links are excellent; Inverness Rail Station, a major generator of tourist footfall, lies less than 5 minutes' walk from the subjects, whilst the A9 (Aviemore, Perth and beyond to the south, Ullapool and the NC500 to the north) is located 1 mile from the city centre and Inverness Airport a mere 7 miles.

Retail facilities within Inverness are focused upon the Eastgate Shopping Centre together with the pedestrianised High Street. The subjects are therefore located in a truly 100% prime location at the intersection of High Street with Eastgate. Neighbouring occupiers include the likes of Marks and Spencer, Krispy Kreme, Bank of Scotland, Slater Menswear and Mountain Warehouse.

Description

The subjects comprise a stone building over ground and first floors, benefitting from full display frontage to the High Street.

Accommodation

We are advised that the unit extends to the following areas and dimensions:-

Gross Frontage:	25' 10"	(7.87 m)
Ground Floor:	1,040 ft ²	(96.62 m ²)
1st Floor:	803 ft ²	(74.60 m ²)



Energy Performance Certificate

An EPC has been commissioned, further details on request.

Rateable Value

The property is entered in the Valuation Roll as follows:

Description:	Shop
Rateable Value ('25/'26):	£38,000

Lease Terms

The subjects are offered on a new FRI lease with entry available by agreement.

Rent

We are seeking a rent in excess of £45,000 per annum exclusive.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All terms are quoted net of VAT where applicable.

Viewing/Further Information

All appointments to view should be made through the sole agents;

Whitelaw Baikie Figes
Contact: Graham Figes
Email: graham@wbf.co.uk

Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective tenants, which will include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Location Plan



Publication Updated: 20th October 2025

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