



Prime Retail Unit – large glazed double frontage
Rent: £37,500 pa / Price: On application
NIA: Ground Floor 5,447 sq ft / Basement 324 sq ft

Location

The property is situated on the east side of High Street, north of its junction with Church Street within Nairn town centre. Nairn is located 17 miles to the east of Inverness and has a population of approximately 10,000 people and lies on the A96 trunk road which links Aberdeen and Inverness. The premises are located on the south side of the High Street close to the junction with Church Street.

Nearby occupiers include Specsavers, Co-operative Food and Bank of Scotland and a wide variety of independent retailers.

Accommodation

The unit comprises a ground and basement retail unit within a 2 storey building.

Internally the shop is fitted out to The Original Factory Shop corporate specification and comprises an open plan retail sales area with office, staff ancillary and storage space to the rear of the shop with loading/unloading access to the rear.

The premises extends to the following approximate areas:

Ground Floor: 5,447 sq ft / 506.03 sqm
Basement: 324 sq ft / 30.1 sqm

Rent

Offers of £37,500 pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Price

On application

Rates

Rateable Value: £23,250
UBR (2025/26): £0.498
Rates Payable: £11,578.5 pa

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail use.

EPC

On application

Legal Costs

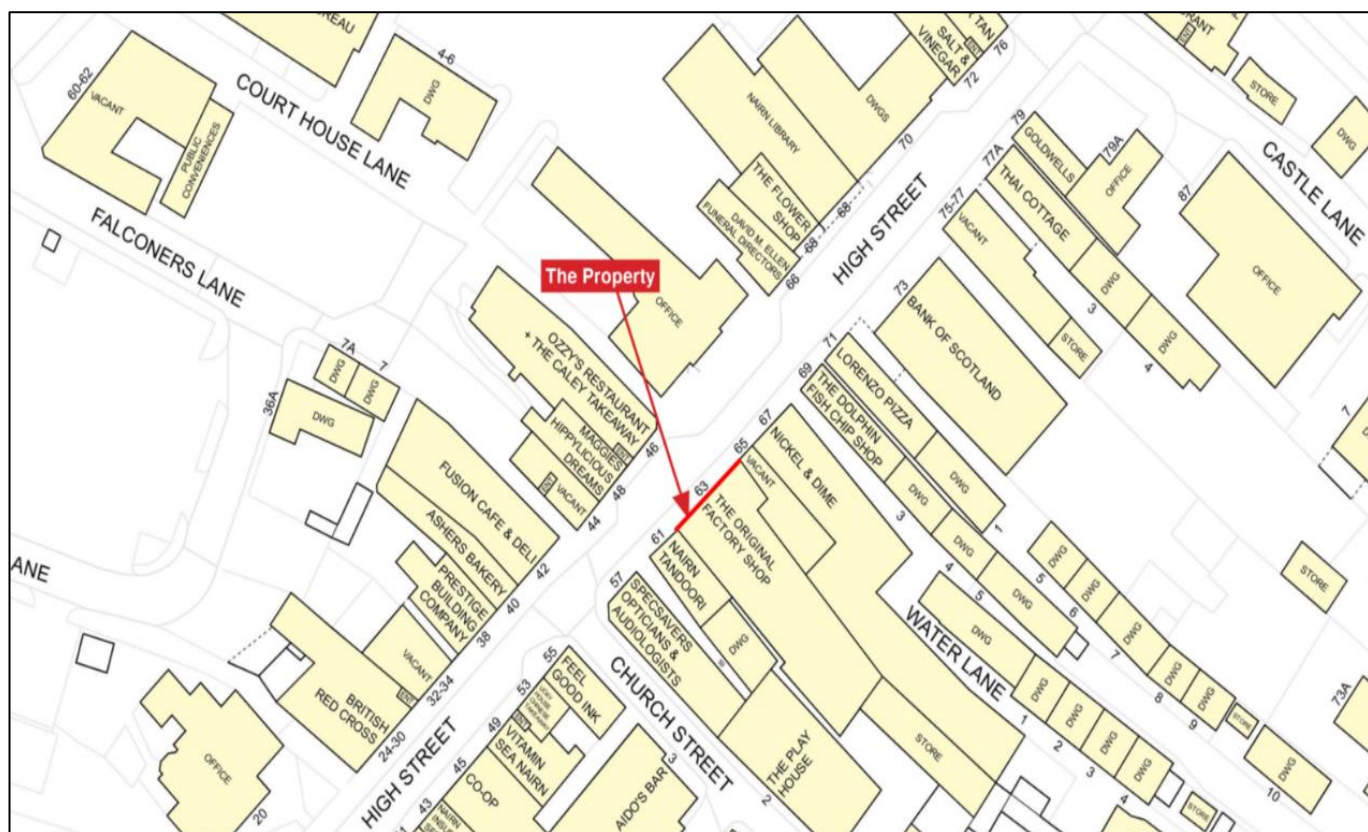
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



BRITTON
PROPERTY

To Let/May Sell

63 High Street
Nairn IV12 4BW



Viewing strictly by appointment with BRITTON PROPERTY

Andrew Britton

T. 07990 505 421

E. andrew@brittonproperty.co.uk

Important Notice

BRITTON PROPERTY, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



BRITTON
PROPERTY

To Let/May Sell

63 High Street
Nairn IV12 4BW

