

FOR SALE
INVESTMENT

 **GRAHAM
SIBBALD**

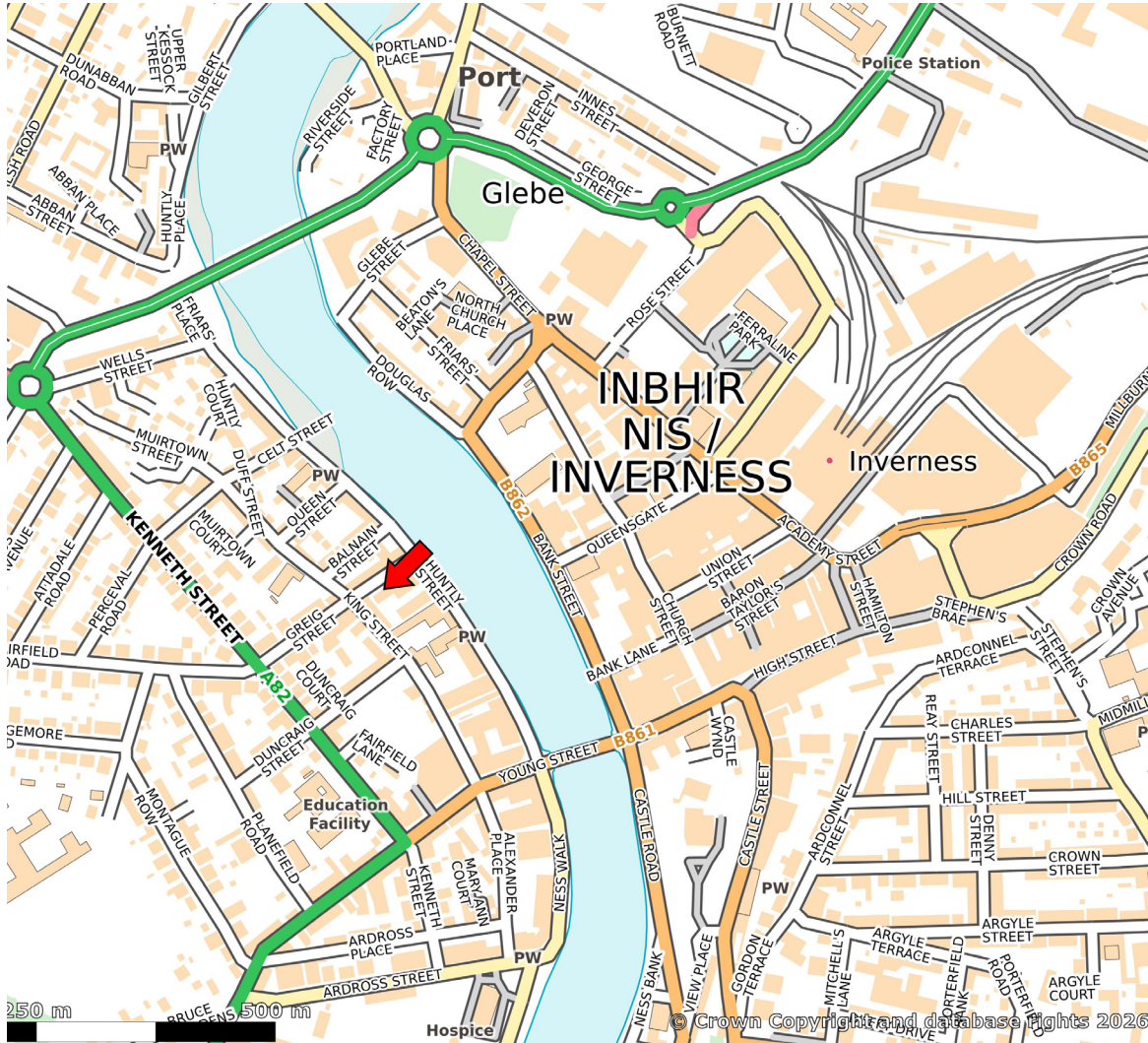


**8 Greig Street,
Inverness, IV3 5PT**

- Passing Rental: £9,000 per annum.
- Lease Expiry: 31st August 2035.
- Full Repairing and Insuring (FRI) Terms.
- Gross Internal Area (NIA) 46.83 sq. m / 504 sq. ft or thereby.
- Offers over £90,000.

LOCATION

The property is situated on the south side of Greig Street close to its junction with Huntly Street and King Street on the west side of Inverness city centre. The property is a short walk over the Greig Street bridge from the city centre within a parade of similar commercial properties.



DESCRIPTION

The property consists of a ground floor unit situated within a traditional stone and slate block. The property benefits from a large display glass frontage.

ACCOMMODATION

The accommodation may be summarised as follows:

Ground Floor: Hot Food Counter and Sales Area, Prep Area, Rear Store and Toilet.

The Net Internal Area is 46.83 sq.m / 504 sq.ft or thereby.

TENANCY

The subjects are let to Toluwase A & Ololade E Oyeleye, trading as Grill N' Sips, on Full Repairing and Insuring (FRI) lease terms. The lease expires on 31 August 2035, with a break option exercisable on 1 September 2030. The current passing rent is £9,000 per annum.

RATEABLE VALUE

The Rateable Value for the property is £8,750.

ASKING PRICE

Offers over £90,000.

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

Not Applicable.

EPC

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VIEWING + OFFICE ADDRESS

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

To arrange a viewing please contact:



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Director

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ANNA MASSIE

Graduate Surveyor

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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.
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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

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