TO LET | PHASE 2

Stratton Retail Park

BARN CHURCH ROAD, INVERNESS IV2 7UX



RETAIL UNIT OF UP TO 20,000 SQ.FT (MAY SPLIT)

ADJACENT TO A NEW HOME BARGAINS PLUS GARDEN CENTRE

AGREED PRE-LET OCCUPIER

home bargains

Situation

Stratton is situated approx. 10 minutes from Inverness City centre, on the North side of Inverness.

This is the area in the city where the vast majority of new housing has been built over the past 10 years and further major residential developments are planned. This strategy is fully backed up by the Council Local Plan.

Stratton is situated close to the major Retail Parks in the city, Inches and Inverness Shopping Parks both less than a 10 minute drive away.

The new unit will be built immediadly adjacent to a new 35,000sq/ft Home Bargains which will have an additional 10,000sq/ft Garden Centre. It is anticipated this will be trading by Spring 2027.

Modern standalone retail warehouse unit extending to 20,000 sq ft

Location	Distance	Time
City Centre	4 miles	10 mins
Aberdeen	101 miles	2 hrs 37 mins
Dundee	137 miles	2 hrs 56 mins
Glasgow	169 miles	3 hrs 24 mins
Edinburgh	156 miles	3 hrs 25 mins
Sat Nav	IV2 7UX	

Stratton Retail Park

SATNAV: IV2 7UX



Description

The Home Bargains store will be the second store in the City and on completion will be 35,000 sq ft plus a 10,000 sq ft Garden Centre and is due to open Spring 2027.

Unit 2 has an outline retail consent. The unit will require a detailed planning consent, the details of which will be agreed with the occupier. once terms have been agreed.

The unit can be built out as a single unit of 15-20,000 sq ft or split in two.

Accommodation

We would estimate the following approximate net internal areas:

UNIT	AVAILABILITY	SQ FT	SQ M
UNIT 2	TO LET	20,000	1,858

May split.



Stratton Retail Park



CGI OF NEIGHBOURING HOME BARGAINS UNIT

Futher Information

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