

TO LET
RETAIL

 **GRAHAM
SIBBALD**



43 High Street, Alness, IV17 0PT

- New Full Repairing & Insuring lease available
- Asking rent £12,000 per annum plus VAT
- Net Internal Area — 154.69m² / 1,665 ft² approx

LOCATION

The property is situated on the busy and popular Alness High Street, which forms the main retailing area for the town. There is free on-street car parking close to the front of the property, with further extensive public car parking nearby. The town benefits from a range of retailers including the Co-Op and other independents.



DESCRIPTION

The property comprises a mid-terraced retail unit over the ground floor of a two storey and attic block. It comprises a traditional front section of stone construction which has been substantially extended to the rear and finished to a good standard. It is suitable for a range of uses.

ACCOMMODATION

Net Internal Area — 154.69 m² / 1,665 ft² or thereby

The accommodation may be summarised as follows:

Ground Floor: Large Sales Area; Rear Goods Entrance; Tea Prep and Toilets 1 & 2.

SERVICES

The property is connected to mains supplies for electricity and water with the unit having mains drainage.

RATEABLE VALUE

£10,500. Any incoming tenant may be eligible for 100% small business rates relief.

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs. VAT is applicable on the rent.

EPC

On application

RENTAL

£12,000 per annum, plus VAT payable monthly in advance.

LEASE TERMS

The premises are available for a minimum period of 3-5 years on a new FRI lease.

VIEWING + OFFICE ADDRESS

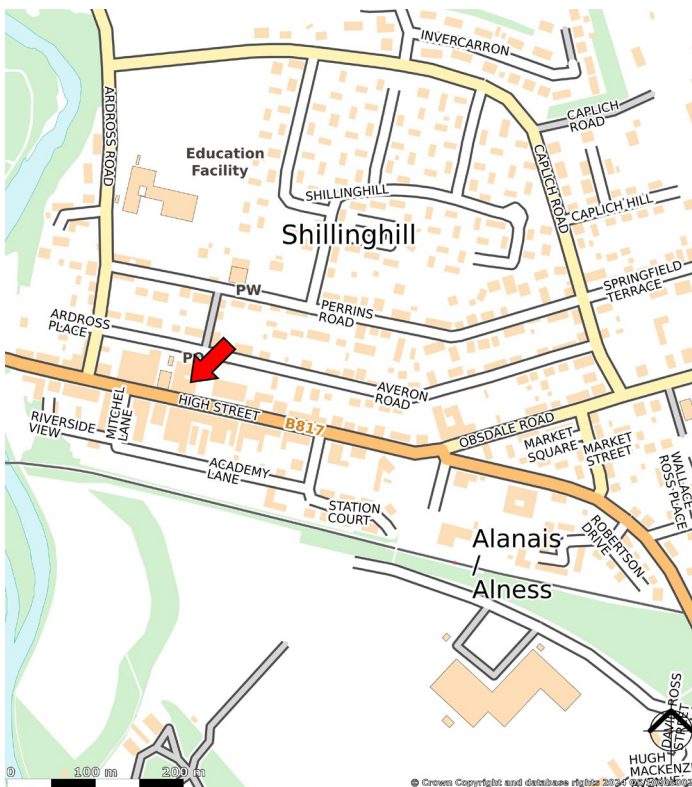
Graham + Sibbald

4 Ardross Street

Inverness

IV3 5NN

01463 236977



To arrange a viewing please contact:



ANDREW ROSE

Director

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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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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: June 2026

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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.