

TO LET

Former Shore Street Quay
Shore Street, Inverness



Former Shore Street Quay
Shore Street
Inverness
IV1 1NF

- 0.8 acres (0.32Ha)
- Prominent Location
- Extensive Frontage
- Considerable Potential



Location

The site lies in the Port area of the city, fronting Shore Street in what is generally regarded as being one of the main business locations in the city. The immediate surrounding area is characterised by a variety of differing uses with neighbouring occupiers including Turner Hire, Certas Energy, Fleming Buildbase, Unison, Travis Perkins and Highland Locksmiths.

The site has extensive frontage to Shore Street and enjoys excellent access to both the city centre and the A9/A96 via Longman Road.

Description

The site comprises the former Shore Street Quay which extends northwards from the railway viaduct along Shore Street for approximately 590 ft (180m) with the depth being approximately 65 ft (20m) to the quay face. Whilst there is at present two access points, it should be noted that in future the site will only be accessed from the southern entrance.

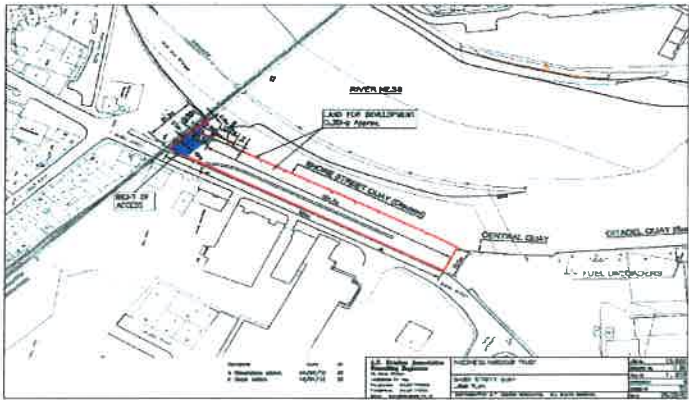
The majority of the site is surfaced in tarmacadam that incorporates the remains of the former railway as well as a disused water hydrant. Flood lighting at various points will require a separate electricity supply to be installed.

There will be reserved a right of access for maintenance adjacent to the railway arches.



Accommodation

The site extends to approximately 0.8 acres (0.32Ha).



Disposal Terms

The site is available by way of a long term ground lease for a period up to 125 years. The ground lease will incorporate an obligation on the lessee to undertake the necessary repair works to the quay to allow beneficial occupation. The scope and extent of these repairs will be agreed between Inverness Harbour Trust and the lessee.

Services

There are currently no mains services apart from the flood lighting mentioned earlier.

Engineering Report

The quay is in a poor state of repair. A report prepared by the Harbour Engineer confirms that corrosion has taken place and as a result, there is a weight restriction for a distance of 10m from the quay face. Depending upon the repairs to be undertaken by the lessee, a narrow strip of land within the bed of the river could be made available for the construction of a small embankment in front of the quay. This will require to be agreed separately.

Any proposed works to remedy the defects will require approval of the Harbour Engineer and be undertaken to his satisfaction.

Insurance Bond

The purchaser will require to put in place an insurance bond to relieve Inverness Harbour Trust from any consequential damage as a result of the remedial works and the lack of future maintenance of the quay.

Legal Costs

The ingoing tenant will be responsible for all legal costs incurred in any transaction. The ingoing tenant will also be responsible for any stamp duty and registration dues incurred together with any VAT payable thereon.

VAT

All rents, service charges, premiums etc quoted are exclusive of VAT which will be payable at the prevailing rate.

Viewing / Further Information

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