

**FOR SALE**  
WITH VACANT POSSESSION

### FORMER MFR RADIO STATION

DETACHED BUILDING WITH  
ON-SITE CAR PARKING

PROMINENT LOCATION  
OFF KING BRUDE ROAD  
LEADING TO A82 TRUNK ROAD

FLOOR AREA: 533 M<sup>2</sup> (5,743 FT<sup>2</sup>)  
SITE AREA: 0.77 ACRES (0.31 HA)

SUITABLE FOR CONVERSION TO  
VARIOUS USES

REDEVELOPMENT POTENTIAL  
SUBJECT TO PLANNING

EARLY ENTRY AVAILABLE

SALE PRICE: **OFFERS OVER £325,000**



WHAT 3 WORDS



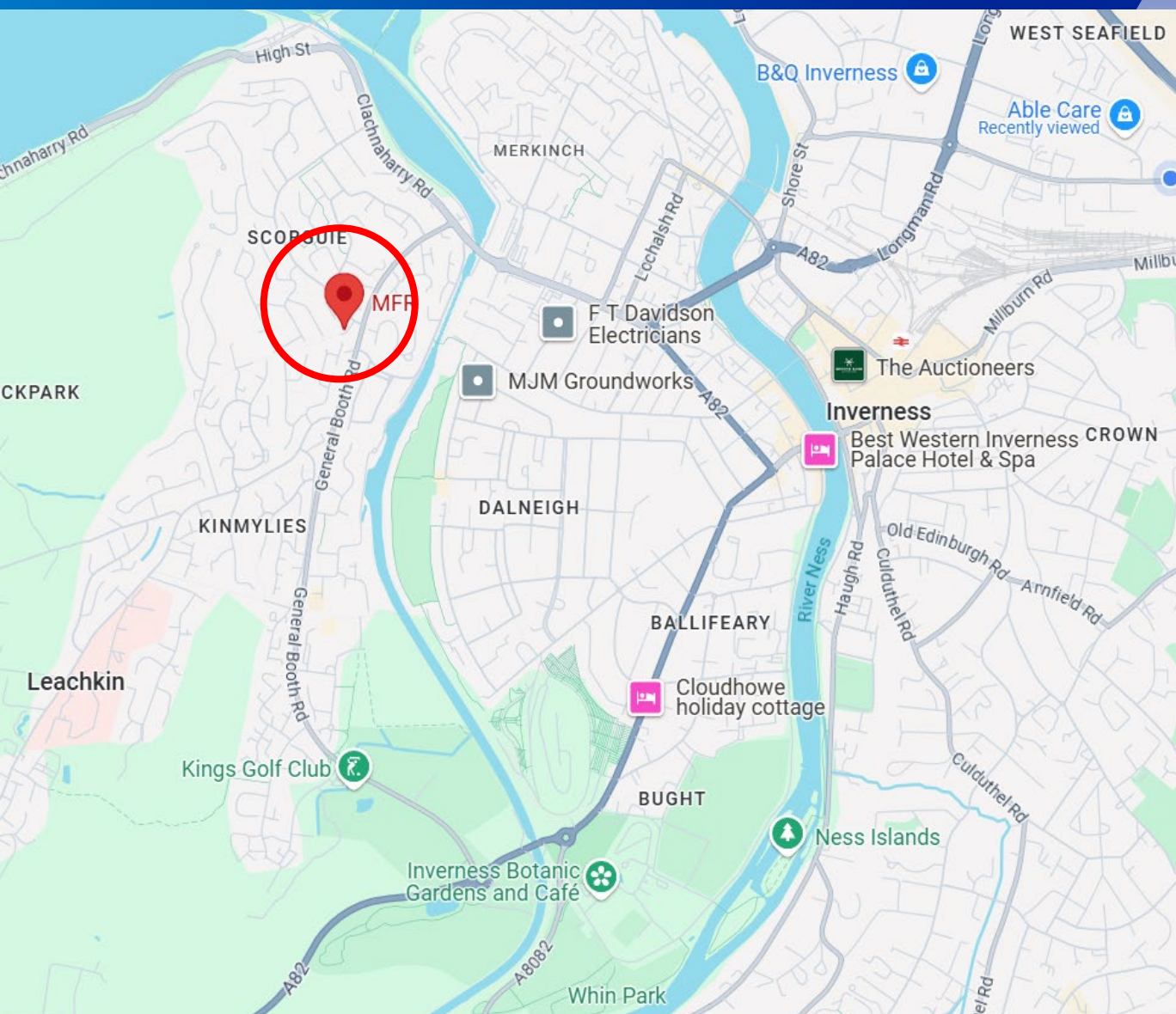
VIDEO TOUR

## FORMER MFR RADIO STATION, SCORGUIE PLACE, INVERNESS, IV3 8UJ

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### LOCATION

Inverness is the commercial, administrative, and tourism hub of the Highlands and Islands of Scotland. It is one of the fastest-growing cities in Europe, with a resident population exceeding 65,000 and a wider catchment area of approximately 350,000. The city benefits from excellent transport links. The A9 trunk road provides direct routes both north and south, with Aberdeen around 104 miles to the southeast, and Edinburgh and Glasgow approximately 157 and 170 miles to the south and southwest, respectively.

Inverness Railway Station is the terminus of the Highland Main Line, offering regular ScotRail services to Elgin, Aberdeen, Perth, Glasgow, and Edinburgh, as well as connections to the Far North Line serving Wick and Thurso. The Caledonian Sleeper also operates a daily overnight service to London. Inverness Bus Station provides frequent services throughout the Highlands, to other major Scottish cities, and to London.

Inverness Airport, located to the east of the city, offers regular domestic and European flights. The city is also home to Inverness College UHI, the principal campus of the University of the Highlands and Islands, with a student population of approximately 8,500.

The subject property occupies a prominent position on Scorguie Place, just off Scorguie Road, near its junction with King Brude Road in the Scorguie area, northwest of Inverness City Centre.

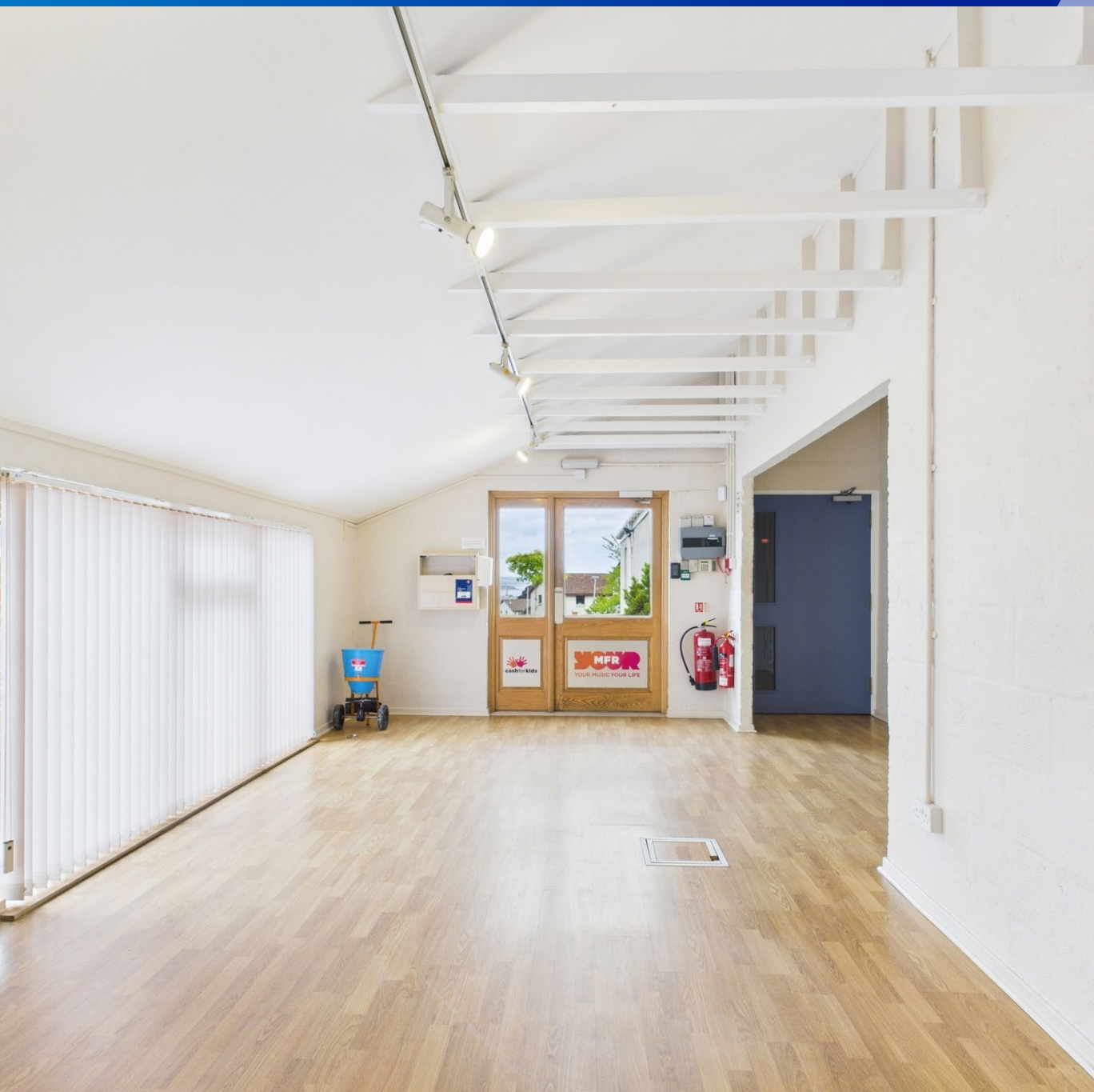
Scorguie is situated between Craig Phadraig to the west and the Caledonian Canal to the east. King Brude Road links with General Booth Road and provides access to the A82 Inverness–Fort William trunk road at Torvean to the south. To the north, it connects to Clachnaharry Road, leading to Telford Street and Telford Roundabout, offering further links to the A82, A9, and A96 trunk roads.

The property is set in a primarily residential area on an elevated site, benefiting from impressive panoramic views across Inverness and beyond. Muirtown Primary School is located nearby.

**Former Radio Station Site  
Northwest Of Inverness City Centre**



FIND ON GOOGLE MAPS



### DESCRIPTION

The subjects comprise the former MFR Radio Station, a standalone building of concrete block cavity wall construction beneath a series of multi-pitched, tile-clad roofs. The roof sections incorporate skylights along the south-eastern elevation, providing natural light to internal areas.

Internally, the property is currently configured to suit its former use as a radio broadcasting facility. Accommodation includes a reception area, multiple studios and recording booths, a range of office and meeting rooms, an engineering/workshop space, a library, a newsroom, and staff welfare facilities. Windows are of timber casement, double-glazed design. Lighting is a combination of ceiling-mounted fluorescent strip and box fittings. Heating is provided via a gas-fired wet system with wall-mounted radiators throughout.

Attached to the building is a garage of block wall construction beneath a mono-pitched fibre cement sheet-clad roof. The garage benefits from double timber vehicle access doors.

The property occupies a substantial site extending to approximately 0.77 acres. The building is positioned toward the south-eastern corner of the site, with access from Scorguie Place leading to a tarmac-surfaced car park situated to the north of the building. The surrounding grounds include sloping grass embankments around the perimeter and a larger, elevated grassed area to the southwest, offering potential for further development or amenity use (subject to consents).

### FLOOR AREA

The approximate Gross Internal Area is as follows:-

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor – Main Building	510.09	5,492.81
Garage	23.22	249.94
<b>Total Floor Area:</b>	<b>533.31</b>	<b>5,742.75</b>





#### RATEABLE VALUE

The property is currently entered on the Assessor's portal as follows:  
Radio Station – NAV/RV: £40,500.

#### PLANNING

The property has most recently been operated as a radio station falling under Class 4 (Business) planning use in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is suitable for a range of alternative uses and may present a redevelopment opportunity, subject to securing the appropriate planning consent.

#### EPC

The property has a current EPC Rating of: "B". The EPC Certificate and Recommendations Report are available on request.

#### SERVICES

The property is connected to mains supplies gas, electricity, water and drainage.

#### SALE TERMS

Our client's heritable interest in the property is available "For Sale" with the benefit of vacant possession. **Offers over £325,000 are sought.**

#### VAT

The property is elected for the purposes of VAT which will apply to any transaction.

#### LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in any transaction.

In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.







# INDICATIVE FLOOR LAYOUT

MFR, SCORGUIE PLACE, INVERNESS













## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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