

TO LET

OFFICE

ATTRACTIVE STANDALONE BUILDING
SET WITHIN ITS OWN GROUNDS

GROUND FLOOR OFFICE ROOMS

FLEXIBLE SPACE OPTIONS
FROM: 386 FT² TO 1,090 FT²

RENT FROM: £3,000 PER ANNUM

QUALIFIES FOR RATES RELIEF

ON-SITE CAR PARKING
& GARDEN GROUND

EASY ACCESS TO
MAIN A82 TRUNK ROAD

SHORT WALK
TO INVERNESS CITY CENTRE



WHAT 3 WORDS

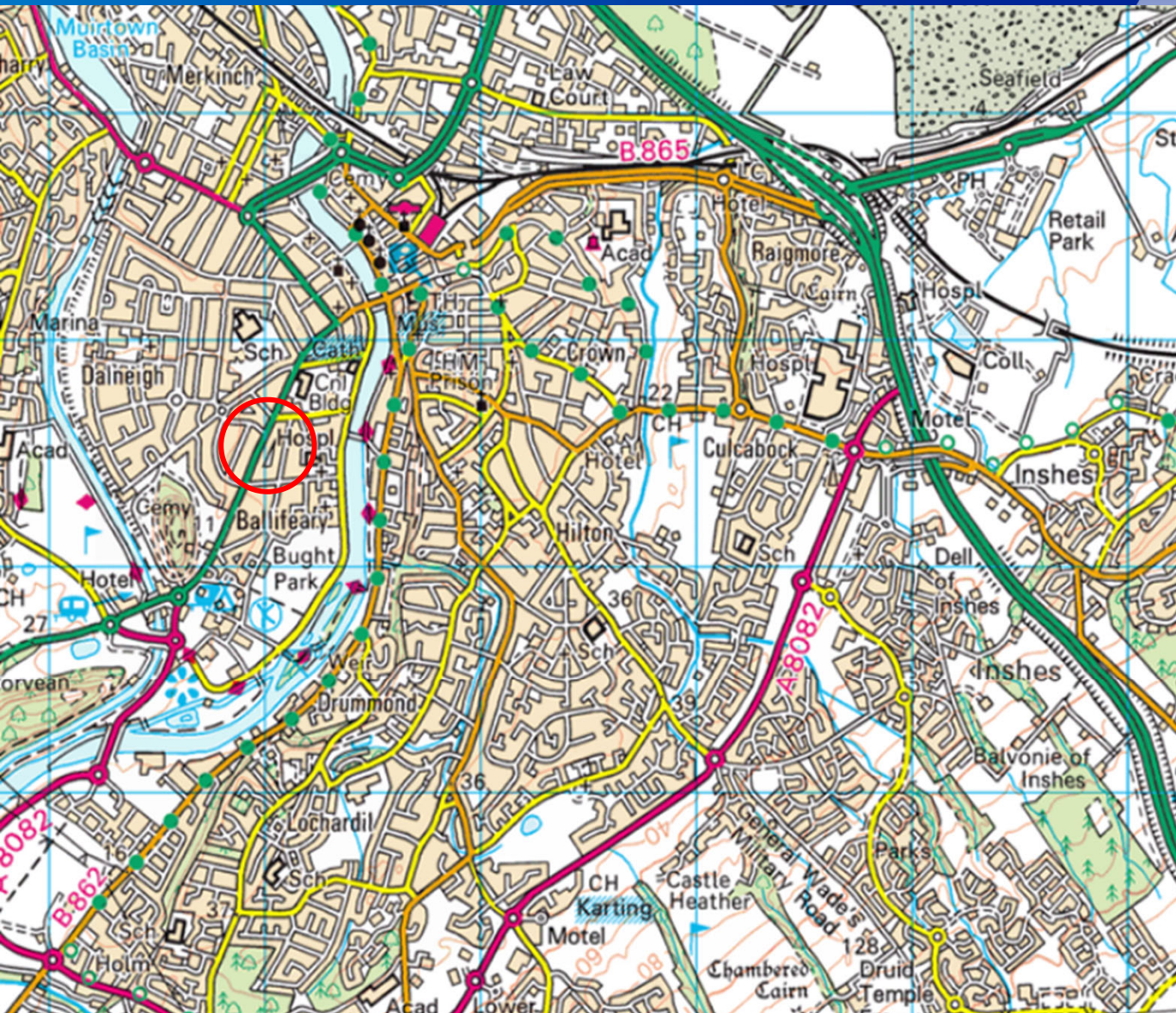


GROUND FLOOR OFFICE ROOMS 1, 2, 3 & 4

ALTON HOUSE, 4 BALLIFEARY ROAD, INVERNESS, IV3 5PG

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LOCATION

Inverness serves as a central hub for commerce, tourism, and transport across the region. As the administrative and economic capital of the Highlands, Inverness enjoys excellent connectivity via the A9, A96, and A82 trunk roads, offering direct access to destinations including Perth, Aberdeen, and Fort William. The city is also well-served by regular bus and rail services, as well as Inverness Airport, which provides domestic and limited international flights. Located on the banks of the River Ness, Inverness combines natural beauty with urban convenience, making it a key destination and base for exploring the wider Highlands.

Alton House is prominently located at the northern end of Ballifeary Road at its junction with Bishop's Road providing connection to Glenurquhart Road forming part of the main A82 trunk road on the western approach to Inverness City Centre. The property is set within a primarily residential area with a number of B&B establishments nearby. Eden Court Theatre is close by as is The Highland Council's HQ building and a Scotmid Co-op.

DESCRIPTION

The subjects comprise an attractive detached 2-storey and attic traditional ornate stone and slate building constructed in the late 1800's set within its own garden grounds which now provide car parking to the front of the building. The building offers cellular office accommodation over both the ground and first floors.

Internally the ground floor office rooms feature high ceiling heights with ornate cornicing and large windows providing a good level of natural light into the building. Floors are timber overlaid with carpet. Heating throughout the building is provided via wall mounted radiators fed from a gas fired wet central heating system.

The building has the benefit of an intruder alarm and a secure key fob entry system. The main door leads into an attractive common entrance hall. There are both staff toilet and kitchen facilities on the ground floor. There is car parking to the front of the building and garden grounds to the rear.

**Ground floor offices within well-established premises
with on-site car parking**



FIND ON GOOGLE MAPS



FLOOR AREAS & RENTS

The offices are available "To Let" as a whole or individually on terms to be agreed at the undernoted rentals:

Description	Floor Area		Rent Per Annum
	m ²	ft ²	
Room 1	35.95	386	£7,500
Room 2	13.43	144	£3,000
Room 3	23.62	254	£5,000
Room 4	28.49	306	£6,000
Totals:	101.49	1,090	£21,500

RATEABLE VALUE

The subjects are currently listed as a single entry in the Valuation Roll with a total NAV/RV of: £12,800. If the rooms are let on an individual basis they will require to be reassessed on occupation. The offices qualify for rates relief in terms of the Small Business Bonus Scheme.

PLANNING

Class 4 (Business) Use.

EPC

Details available on request.

SERVICE CHARGE

A service charge budget is in place to cover the common area costs of the property. Full details are available on request.

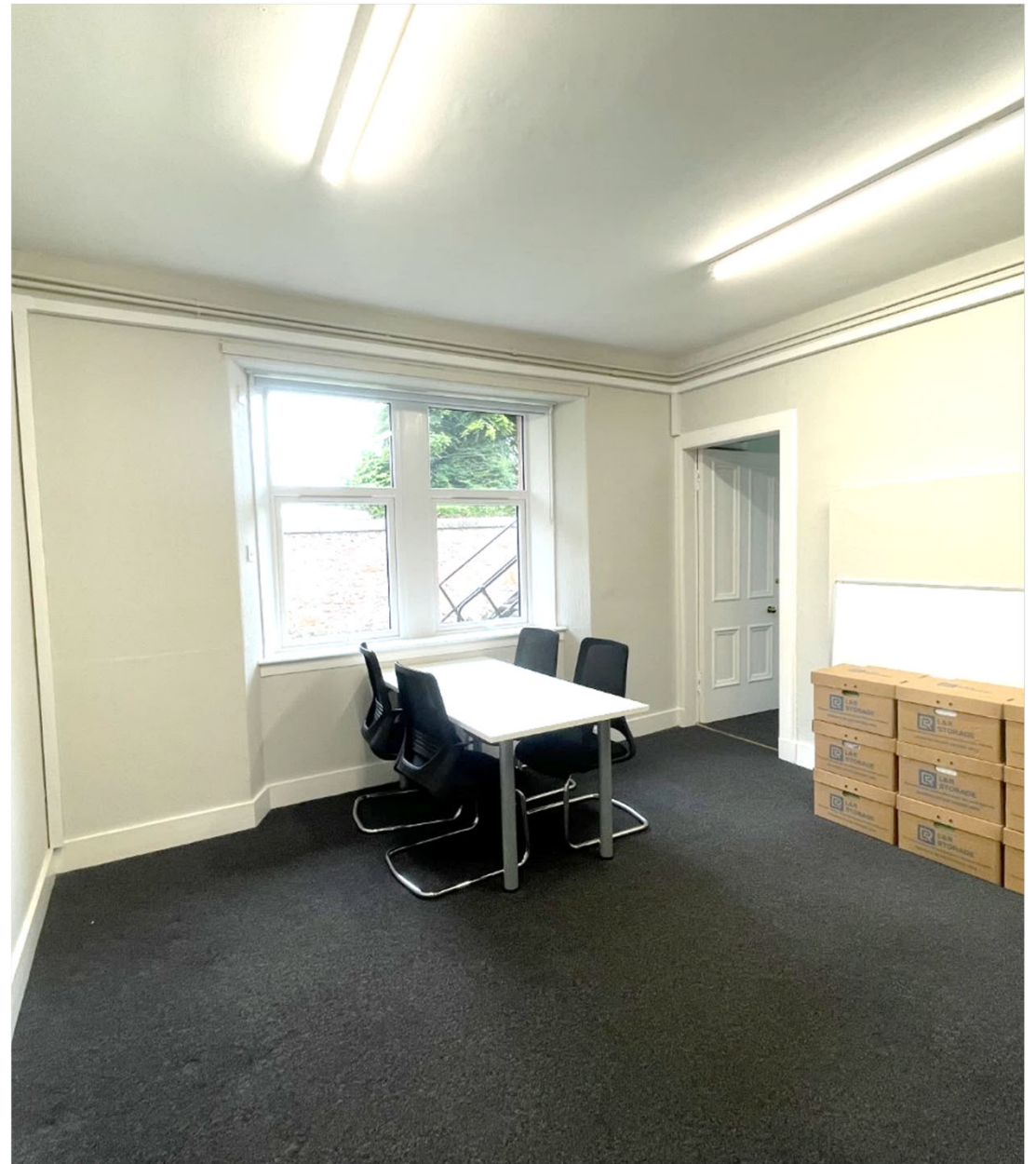
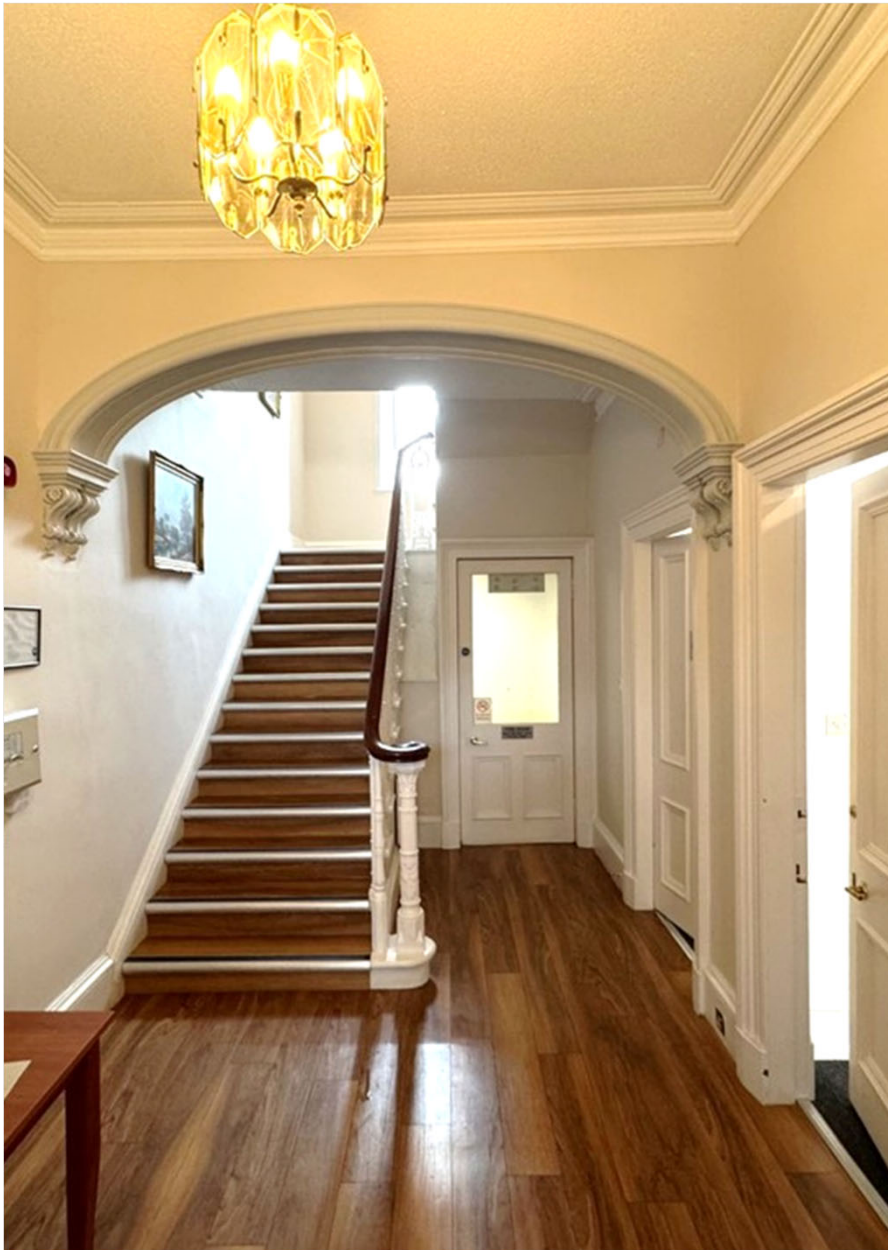
VAT

VAT will apply to any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the Tenant will be responsible for LBTT, Registration Dues and VAT thereon.









Get in Touch

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



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Shepherd Chartered Surveyors

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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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