

FOR SALE

(WITH VACANT POSSESSION)

GROUND FLOOR OFFICE/RETAIL

BUSY CASTLE STREET LOCATION

FLOOR AREA: 25 M² (273 FT²)

MAY SUIT VARIOUS USES
(SUBJECT TO PLANNING)

OPPOSITE INVERNESS CASTLE

QUALIFIES FOR
100% RATES RELIEF

HERITABLE INTEREST
(FREEHOLD EQUIVALENT)

OFFERS OVER £60,000

VAT FREE SALE



WHAT 3 WORDS



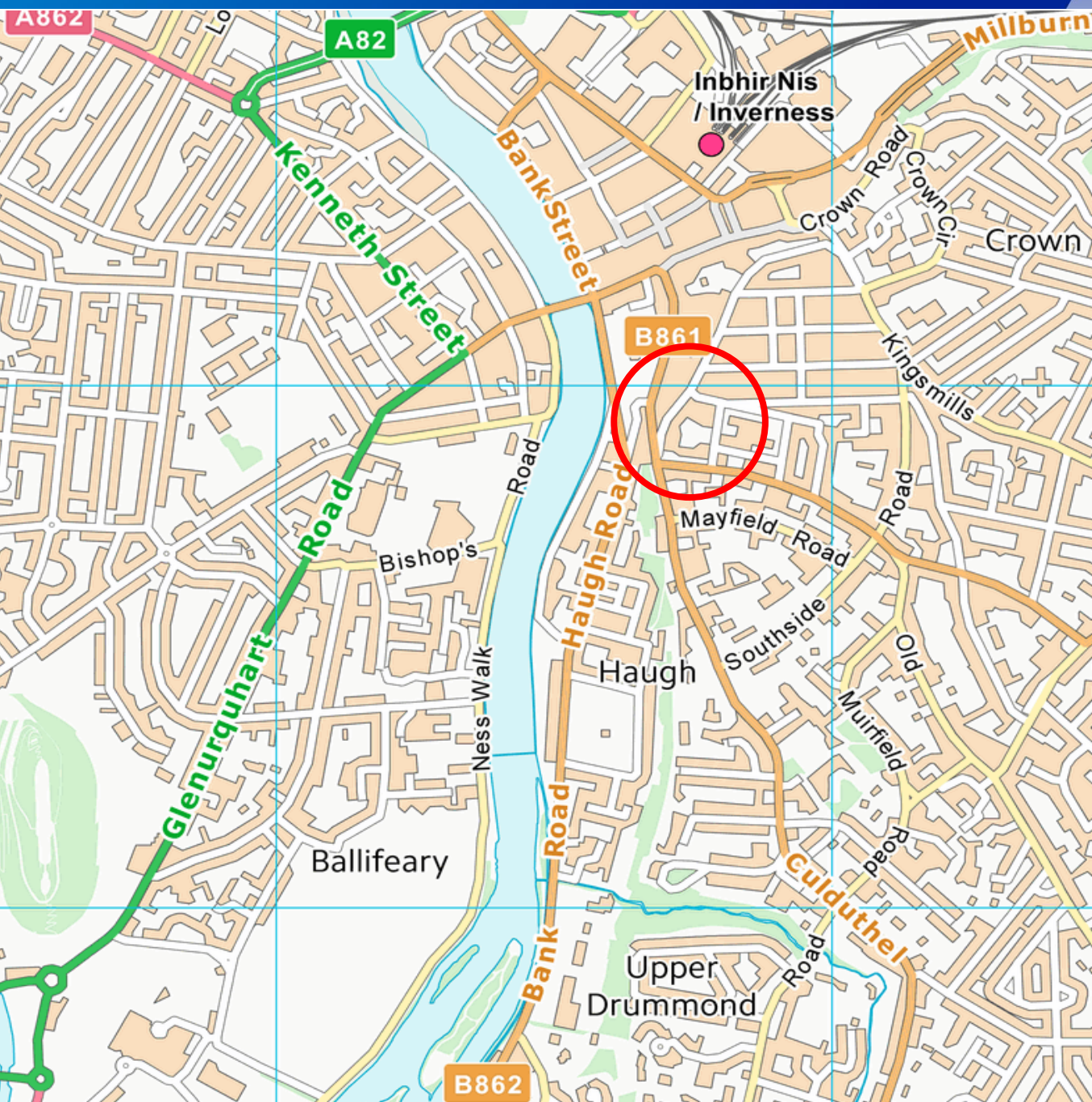
VIRTUAL TOUR



105A CASTLE STREET, INVERNESS, IV2 3EA

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LOCATION

Inverness is the commercial, administrative and business centre for the Highlands and Islands of Scotland. The city benefits from excellent transport links via the A9 trunk road, which connects both north and south, as well as daily rail and bus services. Aberdeen lies approximately 104 miles to the southeast, with Edinburgh and Glasgow around 157 and 170 miles to the south and southwest, respectively.

The subject property is prominently located on Castle Street a busy pedestrian and vehicular thoroughfare. The street forms part of the B861 linking between the Ness Bridge/Bridge Street (which joins the western end of the main High Street) and Culduthel Road. The property sits within easy reach of all of the city centre amenities and is opposite Inverness Castle which is currently undergoing major redevelopment to transform the former courthouse and prison into a vibrant visitor attraction showcasing the spirit of the Highlands. The project also includes landscaped gardens, a rooftop terrace, and spaces for shops, restaurants, and bars.

The surrounding area provides a mix of commercial and leisure uses, with a strong emphasis on retail, restaurants, pubs and businesses that cater to tourists.

DESCRIPTION

The property comprises a ground floor unit set within a larger 2-storey and attic traditional stone and slate end of terrace building. The property enjoys prominent frontage on the east side of Castle Street with views to the Castle and the city beyond.

The unit is accessed via a timber/partially glazed pedestrian door and benefits from a large glazed window fronting Castle Street.

The ground floor accommodation includes a single open plan room with a staff toilet to the side. The space features solid floors with carpet over and plasterboard walls/ceilings. Lighting is provided by ceiling mounted fluorescent strip fittings and an electric storage heater provides heating. The property is fitted with an intruder alarm system.



FLOOR AREA

The unit extends to the undernoted approximate floor area:-

Ground Floor	25.38 m ²	273 ft ²
Total	25.38 m²	273 ft²

RATEABLE VALUE

The property is listed in the current Valuation Roll with an NAV/RV of: £4,750. The premises qualify for 100% rates relief in terms of the Small Business Bonus Scheme.

PLANNING

The property has most recently been occupied as an office per Class 4 (Business) in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The property may be suitable for a range of alternative uses, subject to planning. Please discuss any proposals with the marketing agents.

EPC

Details available on request.

TENURE

Heritable Interest (Scottish equivalent of English Freehold).

PROPOSAL

For Sale with vacant possession at **Offers Over £60,000, exclusive of VAT** invited. Unconditional offers are invited.

ENTRY

Early entry is available, subject to the Conclusion of Missives.

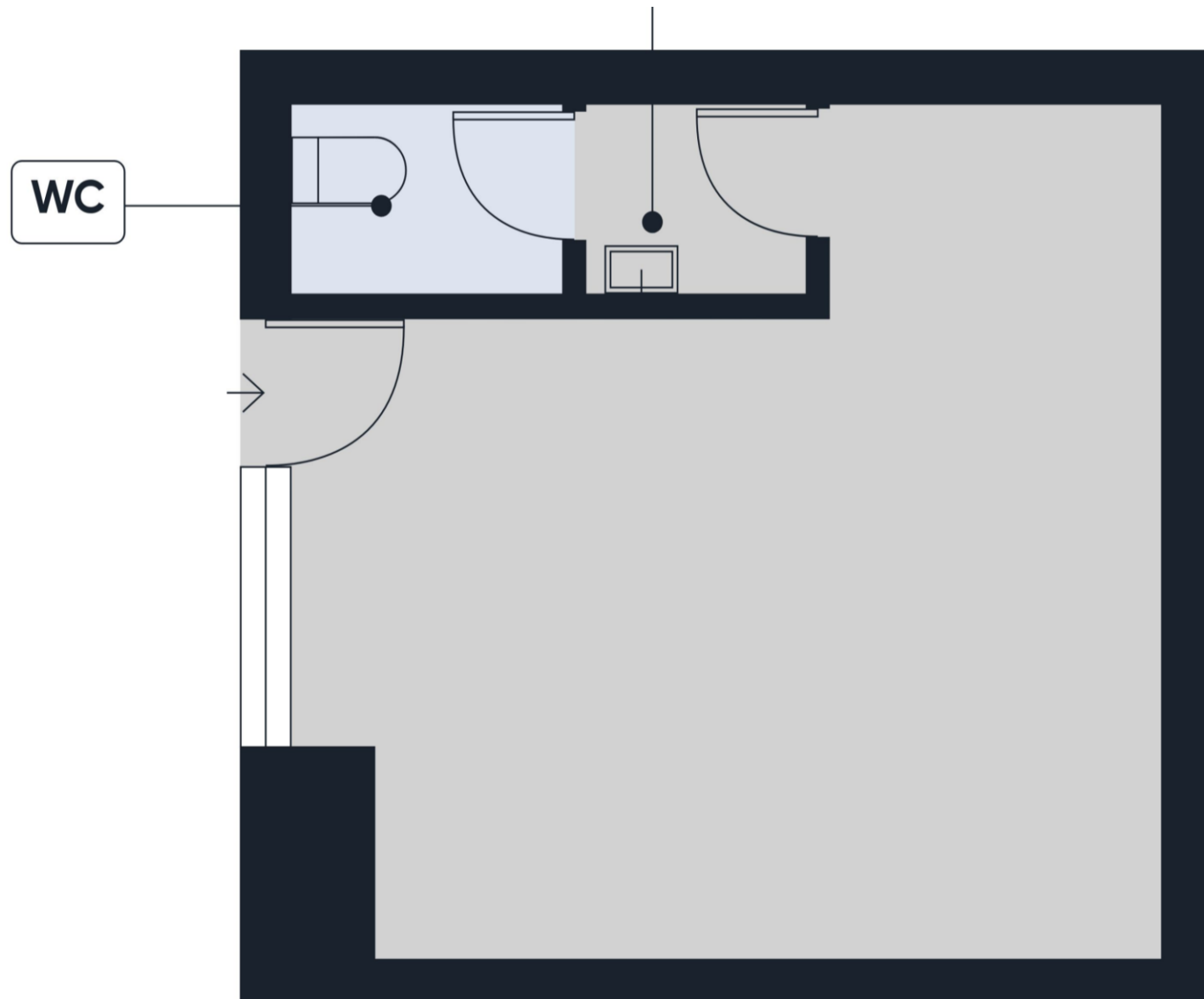
VAT

The property has not been elected for the purposes of VAT. Therefore, VAT will not apply to any sale transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction. The purchaser will be responsible for LBTT, Registration Dues and any VAT thereon.







Get in Touch

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



Linda Cameron

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Stuart Main

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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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