



FOR SALE

PRIME HOLIDAY LET APARTMENTS

3 x 2-Bedroom self-catering units

Prominent city centre location with spectacular views over River Ness towards Inverness Castle

Attractive "B" Listed Building

Available as a single lot or may consider individual lot sales from 540 ft² to 1,658 ft²

Qualifies for 100% rates relief

Offers Over £600,000

VAT Free

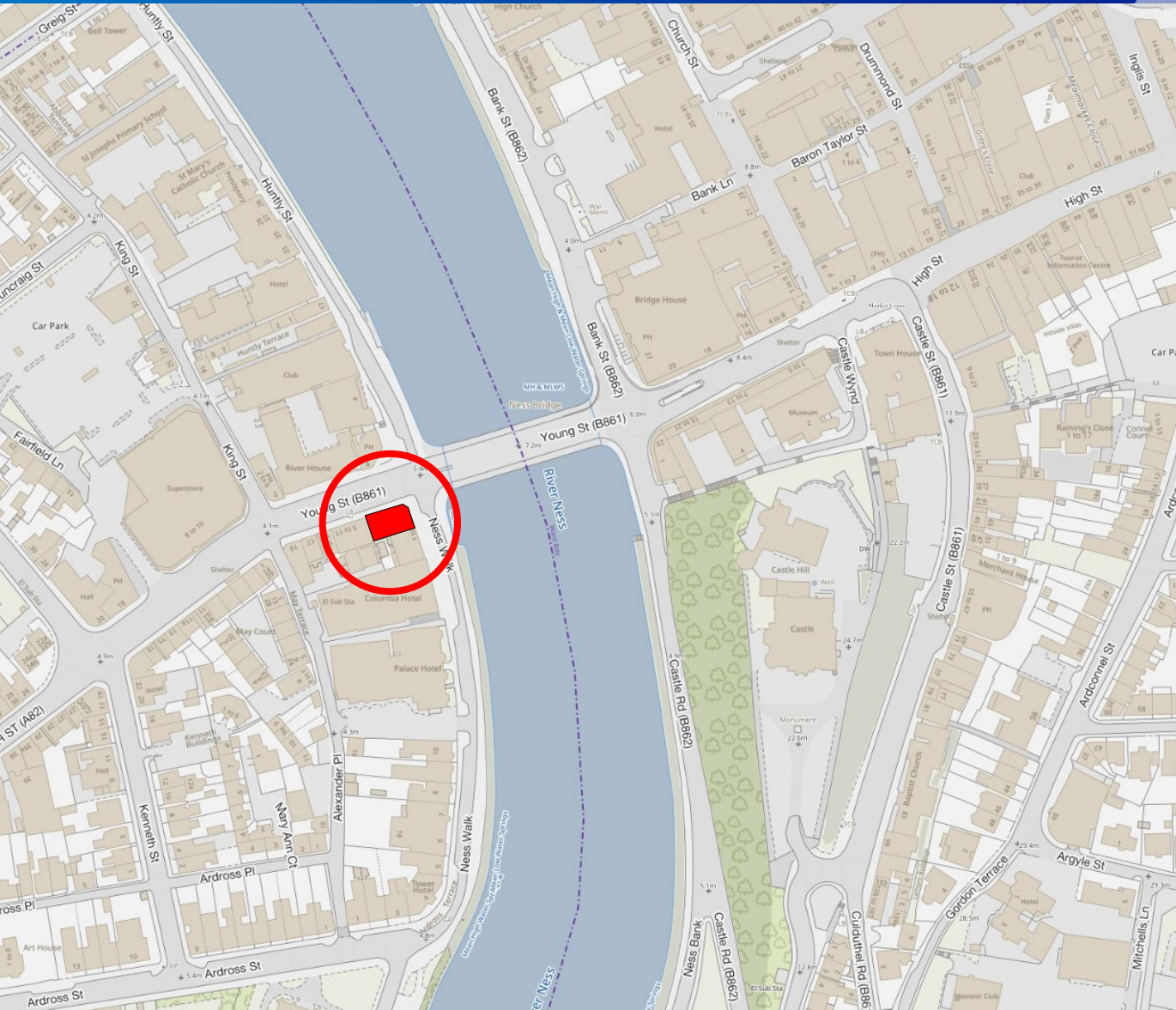


WHAT 3 WORDS

2 NESS WALK, INVERNESS, IV3 5NE

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LOCATION

Inverness is the commercial, administrative, business and tourism centre for the Highlands and Islands of Scotland. The city is one of the fastest growing in Europe with a resident population of over 65,000 people and a catchment area of approximately 350,000 people. Inverness enjoys excellent transport links via the main A9 trunk road leading both north and south and benefits from daily rail and bus services. Aberdeen is approx. 104 miles to the southeast and Edinburgh and Glasgow are 157 miles to the south and 170 miles to the southwest respectively.

The subjects are positioned on a prominent corner location on the west bank of the River Ness on Ness Walk at its junction with Young Street. The property is set within a popular tourist area of the city and enjoys spectacular views over the River Ness, the Ness Bridge up to Bridge Street/High Street and across to Inverness Castle. The property lies only 2 minutes walking distance from the city centre and all amenities including the Eastgate Shopping Centre. Inverness railway station and bus station are also within short walking distance.

Neighbouring properties mainly comprise hotels, B&B's/guest houses, public houses and restaurants as well as offices occupied by professional firms and residential properties. The ground floor of the building is occupied by the Rocpool Restaurant which is in separate ownership. A Tesco Metro supermarket is close by.

As a tourist hub Inverness is the start and finish point for the NC 500, Scotland's ultimate road trip of over 500 miles of stunning coastal scenery. There are outstanding areas such as the world-famous Loch Ness minutes drive from the city centre serving the international and domestic tourist markets with activities such as golf, fishing, deer stalking, cycling and walking as well as historical sites such as Culloden Battlefield and Clava Cairns. The City and surrounds is also a hive of activity for the Whisky and other distillery businesses and increasingly provide year-round trade to the local accommodation markets.

The Castle within the city is currently being refurbished along with its gardens and will be the focal point of a visitor attraction "Inverness Castle Experience" scheduled to open in 2025.

Prime Holiday Let Apartments 2 Ness Walk, Inverness



FIND ON GOOGLE MAPS



DESCRIPTION

The property provides three 2-bedroom self contained apartments over first, second and third floors within a 4-storey stone and slate "B" Listed building built circa 1884. The building is a fine example of Scottish Baronial architecture by pre-eminent local architect Alexander Ross and depicts good quality stone features including gabled dormer heads, a canted corner corbelled to square with a granite column at angle, an oriel window and crowstepped gable detailing at roof level.

Entrance to the property at street level is taken off Ness Walk adjacent to the Rocpool Restaurant leading to a common staircase to all floors. Internally, the accommodation benefits from original features including timber sash and casement windows and high ceiling heights with decorative cornices. All mains services are available with gas central heating provided to each apartment.

The apartments will be sold fully equipped ready to trade/continue the existing business. Ness Apartments have been operating for a number of years by the vendors. Previous trading information will be supplied to seriously interested parties after completion of a non-disclosure agreement. Further information is available on the owner's web site:-

<https://www.nessapartments.com/>

Ref:	m ²	ft ²
First Floor Apartment	50.13	540
Second Floor Apartment	50.90	548
Third Floor Apartment	52.95	570
Total	153.98	1,658

RATEABLE VALUE

The property is currently listed as a whole on the Assessor's portal with a NAV/RV of £7,800. Qualifies for 100% Small Business Bonus Scheme rates relief.



ACCOMMODATION

First Floor - The Luxury Apartment

The "Luxury" apartment has two large double bedrooms, a bathroom and a large living / kitchen area. The apartment is beautifully finished and attractively furnished throughout and has spectacular views over the castle, river and town centre.

Second Floor - The Elegant Apartment

The "Elegant" apartment is the largest apartment with a kitchen / living area, 2 bedrooms and a bathroom. The space is bright and airy and shares the same views as the other apartments.

Third Floor - The Penthouse Apartment

The third floor "Penthouse" apartment enjoys unbeatable spectacular views. The beautifully refurbished apartment has two large double bedrooms, a modern kitchen and lovely large living room with a unique 'snug window seat' to make the most of the epic view.

EPC

The apartments are separately rated for energy performance. EPC documentation is available on request.

SALE TERMS

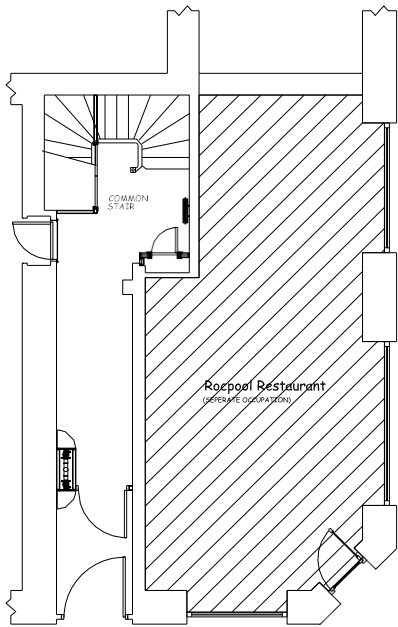
Our client's heritable interest in the property is available including all fixtures and fittings and offers over £600,000 are sought. Alternatively, our client may consider selling individual apartments. Please discuss any proposals with the marketing agent.

VAT

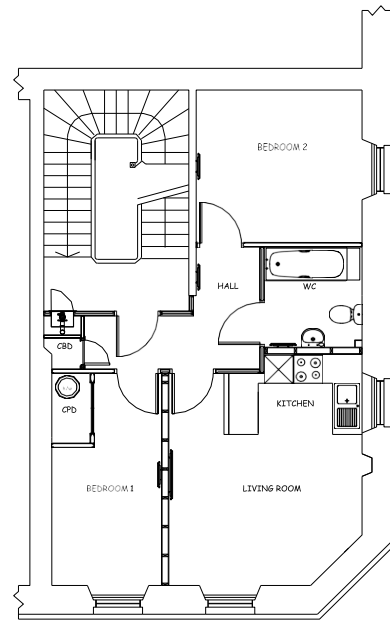
The property is not elected for the purposes of VAT.

LEGAL COSTS

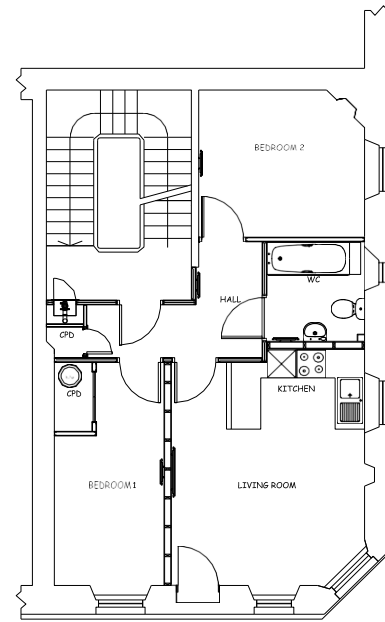
Each Party will be responsible for their own legal costs incurred in any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.



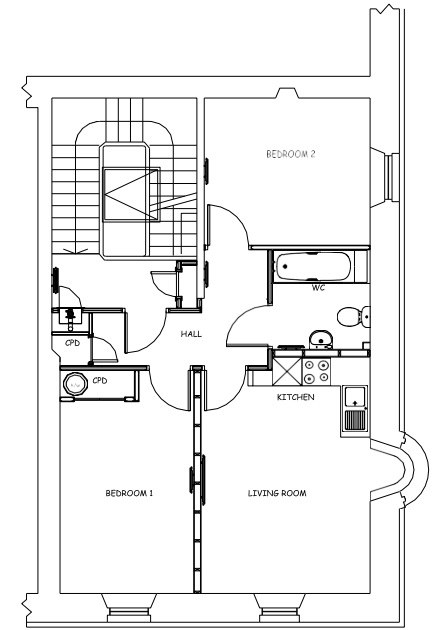
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN









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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: September 2024