

# TO LET / MAY SELL

## OFFICE

First and Second Floor Offices

3-Storey "B" Listed Building with  
Attractive Stone Features

Located within Scenic Area close  
to Inverness City Centre

Floor Space Available From:-  
485 ft<sup>2</sup> to 986 ft<sup>2</sup>

Rent From £6,500 per annum

Sale Price on Application  
(whole building For Sale i.e.  
includes ground floor, which is  
current let)

Qualifies for 100% Rates Relief

VAT Free Opportunity



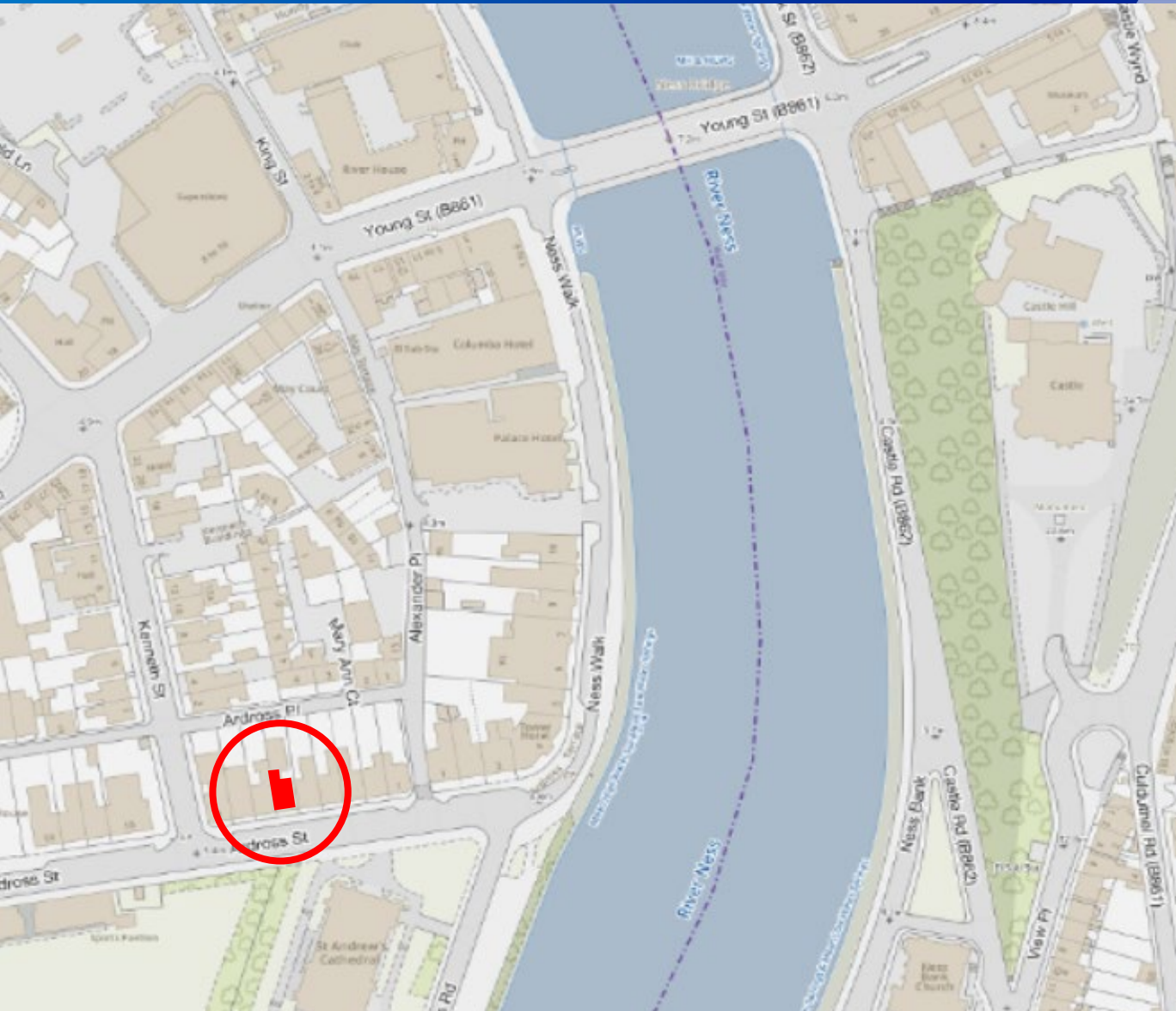
WHAT 3 WORDS

## 6 ARDROSS STREET, INVERNESS, IV3 5NN

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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 the north side of Ardross Street within a terrace of Victorian buildings opposite St Andrew's Cathedral near the west bank of the River Ness. Ardross Street connects directly to Glenurquhart Road which forms part of the main A82 Inverness to Fort William trunk road.

The property is set within a popular tourist area of the city and enjoys a scenic location. The building is only a few 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 as well as offices occupied by professional firms and residential properties.

The Northern Meeting Park and Eden Court Theatre are a short walk from the property as is the Highland Council Headquarters building on Glenurquhart Road. There is also a Tesco Metro supermarket close by and a selection of pubs and restaurants.

Free on-street car parking is available on Ardross Street as well as permit parking to businesses available by application to the Highland Council. Parking is also available at the nearby Cathedral Car Park.





FIRST FLOOR

### DESCRIPTION

The property provides a 3-storey "B" Listed building within a Victorian terrace providing accommodation over ground, first and attic floors. The building is of traditional construction incorporating ornate stone detailing under a pitched timber framed and slated roof.

Currently the first and second floor accommodation is available from December for occupation. Entrance to the property at street level is taken off Ardross Street leading to a common vestibule and inner lobby with a staircase to all floors. There are toilet facilities on the common half landing areas. Internally, the accommodation benefits from original features including large timber sash and casement windows and high ceiling heights with decorative cornices.

The current landlord has in recent years carried out various improvements to the building including stonework repairs and repointing as well as the refurbishment of common area toilets and a replacement Gas Central Heating Boiler.

### ACCOMMODATION

**First Floor:** 3 cellular office rooms.

**Second Floor:** Open plan office with staff tea-prep area.

### FLOOR AREAS

Ref:	m <sup>2</sup>	ft <sup>2</sup>
First Floor:	45.06	485
Second Floor:	46.50	501
<b>Total</b>	<b>91.56</b>	<b>986</b>

### EPC

The accommodation has a current EPC Rating of "G" for energy performance. EPC documentation is available on request.

### PLANNING

Class 4 (Business).





### RATEABLE VALUE

The property is listed as a single entry on the Assessor's portal as follows:

First & Second Floors: NAV/RV of £11,000

The subjects qualify for 100% relief per the Small Business Bonus Scheme.

### LEASE TERMS

The subjects are available To Let as a whole or on a floor by floor basis at the following rental figures:-

Ref:	Rent per annum
First Floor:	£7,500
Second Floor:	£6,500
<b>Total</b>	<b>£14,000</b>

### SALE TERMS

Our client may sell their Heritable interest in the property comprising ground, first and second floors. Price on Application. Please note that the ground floor offices are currently let to a local operator trading as Beauty Within on a FRI Lease expiring October 2025. Further information will be made available to seriously interested parties.

### ENTRY

The first and second floor accommodation is available from December 2024.

### 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 incoming tenant/purchaser will be responsible for LBTT, Registration Dues and VAT thereon.

FIRST FLOOR – REAR ROOM



## 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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