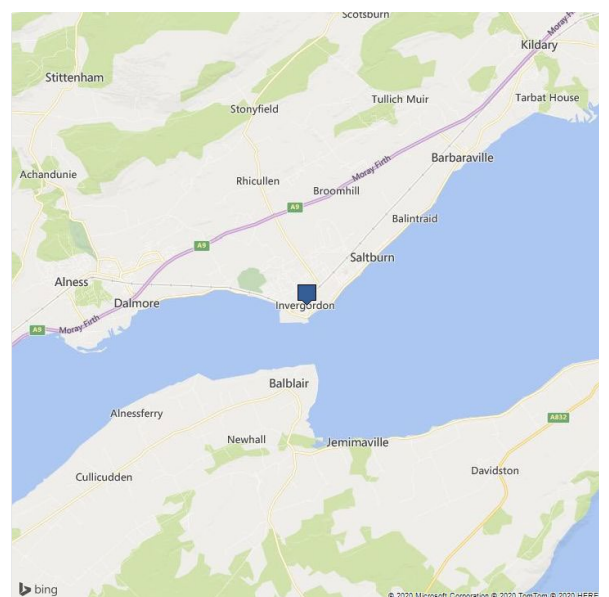




69/71 High Street and 69/71 Castle Road, Invergordon, IV18 0AA

- Up to 885.62 sq.m / 9,533 sq.ft or thereby available.
- Flexible Floor Plate Makes Subdivision Possible.
- Part of building held on a leasehold basis.



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

LOCATION

The subjects are situated in a prominent corner position at the junction of High Street and Castle Road in Invergordon town centre. Surrounding properties are commercial, with office and retail occupiers making up the surrounding area.

Invergordon is located approximately 24 miles north of Inverness and 15 miles west of Nigg Energy Park.

The town of Invergordon benefits from an influx of tourists, with cruise liners porting at Invergordon on a regular basis.

DESCRIPTION

The premises form flexible and modern open-plan office accommodation within two adjoining buildings. The first of these fronts on to Invergordon High Street and comprises a two-storey plus attic building of traditional stone construction which accommodates three floors of office accommodation

The second building fronts onto Castle Road and is a single-storey semi-detached building of modern construction. Internally this provides flexible open plan office accommodation.

Please note that the two buildings are linked internally at ground floor level and have raised access flooring and suspended ceilings.

Please note part of the building is held on a leasehold basis. Therefore any letting of this area would be on a sub-let basis and would also be subject to landlord approval.

ACCOMMODATION

The net internal area of the subjects extends to approximately: -

Floor	Sq.m	Sq.ft
Ground Floor	761.66	8198
First Floor	65.38	704
Attic Areas	58.58	631
Total	885.62	9533

SERVICES

We understand the property is connected to mains water, electricity and gas with drainage to the public sewer. The property benefits from central heating, which runs off a gas fired boiler.

RATEABLE VALUE

£56,500

LEASE TERMS

The premises will be available for lease on full repairing and insuring terms for a minimum period of three years. Any lease period in excess of five years will be subject to five yearly rent reviews. The permitted use is for business use falling within use Class 4 of the Town & Country Planning (Use Class) Scotland 1997. Any tenant will require to satisfy themselves that the proposed use falls within the permitted use class.

Please note:

Enquiries for other uses will be considered on a case-by-case basis.

RENTAL

The rent is available on application.

LEGAL COSTS + VAT

VAT — Applicable

Legal Costs — Each Party will be responsible for their own legal costs incurred with any transaction

EPC RATING

69/71 Castle Road is: D

69/71 High Street is: F

SALE ENQUIRIES

Our client welcomes enquiries from parties interested in purchasing the subjects. Further information on potential sale terms can be provided on application.

VIEWING + OFFICE ADDRESS

4 Ardross Street

Inverness

IV3 5NN

GENERAL

A closing date will be set for expressions of interest. HIE's decision making will normally be based upon the highest offer received, but HIE is under no obligation to accept the highest, or indeed any, offer. Further to this, HIE has a duty to respond to asset transfer requests under Part 5 of the Community Empowerment (Scotland) Act 2015, requiring HIE to assess bids on a Best Value Basis when there is community interest in the property. We will notify interested parties if bids will be valued on a Best Value Basis prior to setting a closing date. For more information, see HIE's Community Assets webpage here ([link below](#))

[Community Assets | Highlands and Islands Enterprise | HIE](#)



To arrange a viewing please contact:



Callum Maclean

Chartered Surveyor

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callum.maclean@g-s.co.uk



Jack Sibbald

Student Surveyor

07771346938

jack.sibbald@g-s.co.uk

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2023