

**DEVELOPMENT & INFRASTRUCTURE  
PROPERTY SALES**

Tel: (01463) 702217 Email: [property.sales@highland.gov.uk](mailto:property.sales@highland.gov.uk)

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**FULLY REFURBISHED  
CITY CENTRE OFFICES  
1- 3 Church Street, Inverness**



**Second and third floor available**

For further information and viewing arrangements - Development and  
Infrastructure, HQ, Glenurquhart Road, Inverness, IV3 5NX  
Telephone: 01463 702217

## LOCATION:

The property is located at the southern side of Church Street in close proximity to Inverness High Street and all City Centre amenities. Inverness is regarded as the Capital of Highland and is the administrative centre for the Highland Council. Inverness is one of Europe's fastest growing cities and is ranked fifth out of 189 British cities for its quality of life, the highest of any Scottish city.

## DESCRIPTION:

Refurbished to a very high standard including, new facia, full Mechanical & Engineering, video entry system, DDA compliant, LG7 lighting and refurbished entrance foyer and stairwell, this centrally located office offers unrivalled City Centre office accommodation. The 2<sup>nd</sup> extends to of 1,655 sqft/154sqm (NIA) and the 3<sup>rd</sup> floor 1,649 sqft/153sqm (NIA). Each floor is self-contained with dedicated toilets, shower and tea preparation facility.



## SERVICES:

Mains and Water Drainage. Mains Electricity. Mains Gas.

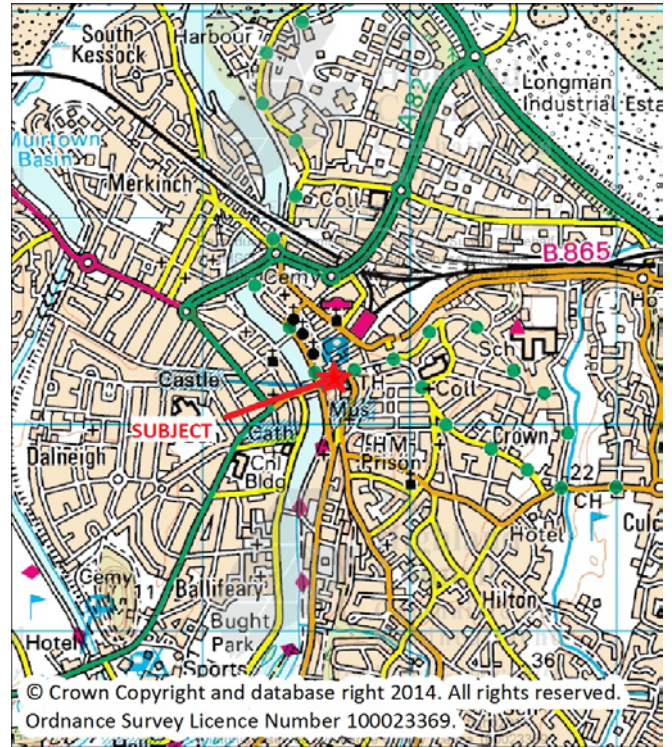
## EPC:

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## RATEABLE VALUE:

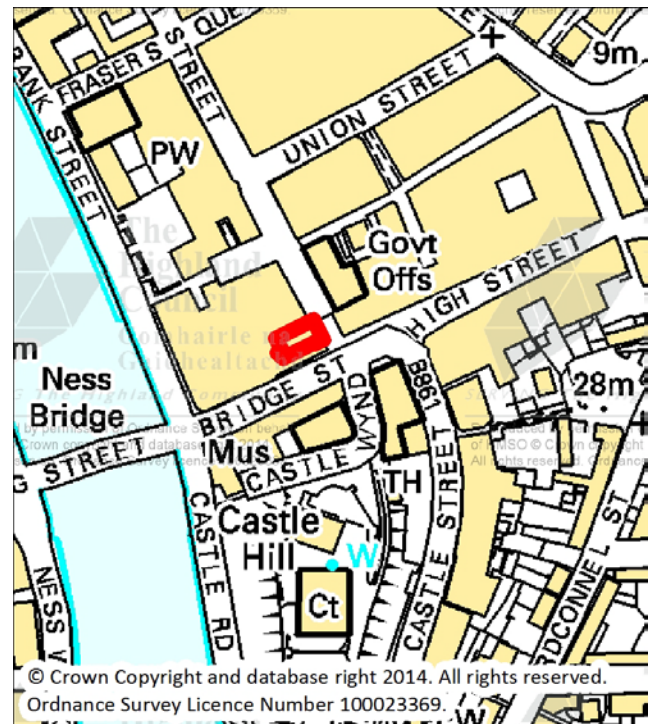
The 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floor offices are currently entered in the valuation roll at £60,000. The Rateable Value will be re-assessed, however on the current figures the Rateable Value will be in the region of £20,000 per floor.

For further information please contact the Assessor to the Highland & Western Isles Joint Board, Tel: (01463) 703340 or email [assessor@highland.gov.uk](mailto:assessor@highland.gov.uk)



## DATE OF ENTRY:

Entry to the subjects will be given upon conclusion of the transaction.



## VIEWING:

Strictly by prior appointment with Highland Council. Please contact Kenneth Forbes on 01463 702 217 or e-mail [Kenneth.Forbes@highland.co.uk](mailto:Kenneth.Forbes@highland.co.uk)