



**FOR SALE**

## Second Floor Offices, 17 Queensgate, Inverness

- Second Floor Office Premises in Inverness City Centre extending to 77.39 sq m (833 sq ft)
- Suitable for a range of occupiers
- Residential redevelopment potential subject to local authority consents
- Available for sale at offers in excess of £78,000





# ALLIED SURVEYORS SCOTLAND

Tel. 01463 239494

[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)

## DESCRIPTION

The subjects comprise second floor offices contained within a three storey and basement terraced building. The subjects are of traditional stone construction and benefit from cellular office accommodation which would be suitable for a range of occupiers.

## LOCATION

The subjects are located on Queensgate within the city of Inverness. Inverness is the commercial and administrative capital of the Highlands. The city benefits from transport links to the rest of Scotland via the main A9 & A96 trunk roads and railway, with an airport located on the outskirts of the city.

## ACCOMMODATION

The subjects have been measured in accordance with the current edition of the RICS Code of Measuring Practice to give 77.39 sq m (833 sq ft) of accommodation comprised of the following:

### Second Floor

Hallway, Store 1, Store 2, WC, 5 Offices

## SALE

Offers in excess of £78,000 are sought for our clients interest in the property.

The asking price is reduced to reflect a net asking price of £95,000 and future communal repairs to the building with an initial estimate liability split of £17,000.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a proposed rateable value of £6,100 effective 1st April 2023. The uniform business rate for the current year is 49.8 pence in the pound. The current rateable value is £6,100.

The subjects would be eligible for 100% rates relief under the small business rates relief scheme subject to eligibility. Further eligibility criteria can be found on the Highland Council website ([www.highland.gov.uk](http://www.highland.gov.uk)).

## UTILITIES

The property has supplies of mains water, electricity and drainage.

## ENERGY PERFORMANCE

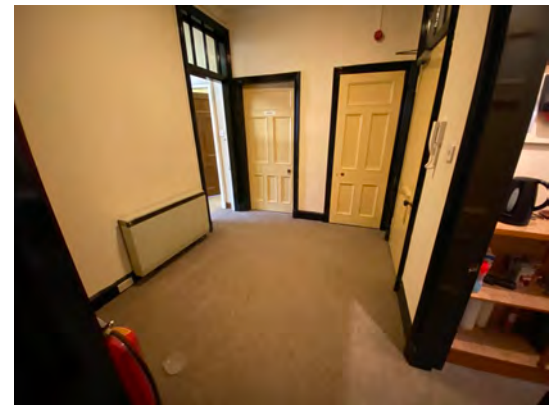
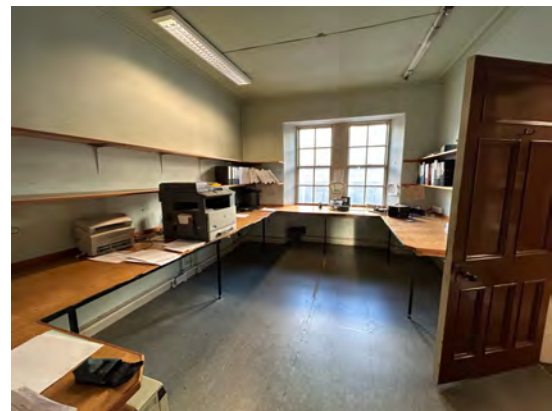
The Energy Performance Certificate rating is "E".

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

## ENTRY

On completion of legal formalities.



## VIEWING AND FURTHER INFORMATION

By appointment through the letting agent Allied Surveyors Scotland plc.

Andy Gray MA (Hons) MRICS | Tel. 01463 239 494

[andy.gray@alliedsurveyorsscotland.com](mailto:andy.gray@alliedsurveyorsscotland.com)

Calum Dunbar | Tel. 01463 239 494

[calum.dunbar@alliedsurveyorsscotland.com](mailto:calum.dunbar@alliedsurveyorsscotland.com)