



12B + 12C Ness Walk

A82 to Fort William

Highland Council HQ

Eden Court Theatre

Inverness City Centre

St. Andrew's Cathedral

River Ness

FOR SALE
PROMINENT OFFICE/RIVERSIDE DEVELOPMENT OPPORTUNITY

Unit 12B (Main Building) & 12C (Bryden Lodge),
Ness Walk, Inverness, IV2 5SQ



- **Guide Price £2,100,000 net of VAT**
- **Prominent Buildings Located in Prestigious Location**
- **Office Property Fitted Out to a High Standard**
- **Potential Conversion to Residential/Hotel Subject to Necessary Consents**

Indicative boundaries.

LOCATION

This opportunity is located on Ness Walk, overlooking the River Ness, within Inverness city centre. Ness Walk runs along the western bank of the River Ness with the properties enjoying an excellent outlook towards Inverness Castle.

Inverness is the capital of the Highlands of Scotland. It is a popular tourist destination and an important service centre covering the Highlands and the north of Scotland. The city benefits from bus and rail stations in the city centre with the regional airport located at Dalcross lying approximately 8 miles east of the city. The city benefits from excellent road links with the A9, A96, and A82 trunk roads providing access to the rest of Scotland.

DESCRIPTION

Unit 12B — Main Building

This property comprises the former Executive office of the University of the Highlands & Islands. The property was originally built as part of the Royal Infirmary. The Grade 'B' listed building is set over three storeys with attic.

Unit 12C — Bryden Lodge

This property comprises a detached building of traditional construction which has most recently been utilised as offices. It is category 'B' listed.

Based on the Title Plan provided, we estimate the total site area for Unit 12B extends to 1.09 acres or thereby.

The total site area for Units 12C extends to 0.16 acres or thereby.

Full title information available on application to the marketing agent.



ACCOMMODATION

Unit 12B, Main Building

Floor	NIA
Ground	401.03 sq.m / 4,317 sq.ft
First	380.11 sq.m / 4,092 sq.ft
Second	301.36 sq.m / 3,244 sq.ft
Total	1,082.50 sq.m / 11,652 sq.ft or thereby

Unit 12C, Bryden Lodge

Floor	NIA
Ground	107.59 sq.m / 1,158 sq.ft
First	107.90 sq.m / 1,161 sq.ft
Total	215.49 sq.m / 2,320 sq.ft or thereby

Floorplans of the property are available on application to the marketing agent.

GUIDE PRICE

£2,100,000 net of VAT

RATEABLE VALUE

The property is entered into the current Valuation Roll as having the following rateable value:-

12B Ness Walk, Inverness, IV3 5SQ - £135,000
Ground & first floors, Jubilee Lodge, 12C Ness Walk, Inverness IV3 5SQ - £25,250



CURRENT TITLE POSITION

The subjects are over 2 Titles. Full plans and title sheets showing rights of access are available on application to the marketing agent.

PLANNING

The subjects are entered in the adopted 'Inner moray Firth Local Development Plan (July 2015)

Site:	IN23 UHI Institute, Riverside Gardens
Area (ha)	0.5
Uses:	9 homes, Business, Leisure

Please note the plan is currently under review (submission March 2023).

SERVICES

We understand the properties are connected to mains supplies for water, electricity, and gas whilst drainage is the public sewer. Heating is provided by full gas fired central heating system.

LEGAL COSTS + VAT

Each party will pay their own legal fees. Should LBTT or registration dues be applicable the purchaser will be liable.

All figures quoted net of VAT.

EPC/ACTION PLAN

Available on application.





For any queries or to arrange a viewing, please contact —



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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

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6. Date of Publication: September 2023