



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 01463 239494

www.alliedsurveyorsscotland.com



FOR SALE

First Floor Offices 24 Union Street, Inverness, IV1 1PL

- ✔ Available for offers in excess of £75,000
- ✔ First floor cellular offices
- ✔ Suitable for a range of occupiers and uses
- ✔ 61.7 sq m (664 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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DESCRIPTION

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

LOCATION

The subjects are located on Union Street 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. Access to the subjects is adjacent to the Victorian Market.

ACCOMMODATION

The subjects have been measured on a net internal basis in accordance with the current edition of the RICS Code of Measuring Practice to provide 61.7 sq m (664 sq ft) of accommodation comprising the following:

First Floor

Hall, Reception/Office, 3 Further Offices, WC and Store.

An indicative floor plan can be obtained at:

<https://content.metropix.com/px/17134049>

SALE

Offers in excess of £75,000 are sought for our client's interest in the property.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £7,500 effective 1st April 2023.

Eligible occupiers may benefit from up to 100% rates relief under the Small Business Bonus scheme. Further details regarding eligibility can be obtained from the local authority.

UTILITIES

The property has connections of mains water, electricity, and drainage. Heating is provided by electric storage heaters.

ENERGY PERFORMANCE CERTIFICATE

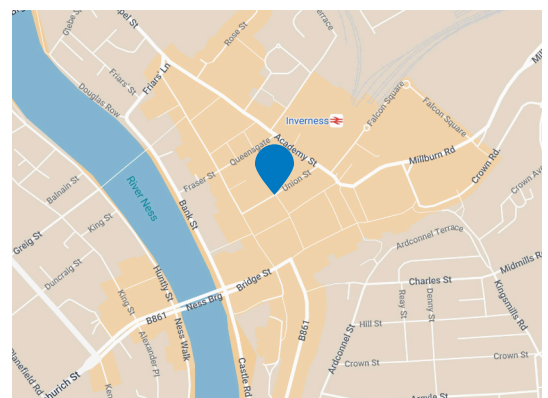
The Energy Performance Certificate rating is 'C'

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 sole agents Allied Surveyors Scotland

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