

REDUCED ASKING PRICE



SUBSTANTIAL TOWNHOUSE HOTEL – 18 EN-SUITE LETTING BEDROOMS

EXTENDS TO CIRCA 9,824 FT² | POPULAR CROWN AREA CLOSE TO INVERNESS CITY CENTRE

EXTENSIVE INTERNAL REFURBISHMENT

ON-SITE CAR PARKING | OFFERS OVER £795,000 INVITED (INCLUDES ALL F & F)

FOR SALE

CROWN COURT TOWNHOUSE HOTEL, 25 SOUTHSIDE ROAD, INVERNESS, IV2 3BG

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LOCATION

Inverness is the Capital and main administrative centre for the Highlands and Islands of Scotland covering a wide geographic area serving over 250,000 people. The expanding city is well connected via the main A9 leading south to Perth, Glasgow and Edinburgh, and north to Wick and Thurso. The A96 connects to Aberdeen and the A82 to Fort William

The city is well served by public transport and has direct rail links to Aberdeen, Edinburgh, Glasgow and Perth. It also benefits from an excellent bus network that connects Inverness to other towns and cities in the north of Scotland, as well as further south.

Inverness airport lies 10 miles to the east of the city centre and provides regular flights to the Scottish Islands, UK mainland destinations and offers a range of international flights.

The Crown Court Hotel is located within the popular Crown area of Inverness sited on a prominent corner location at the junction of Southside Road and Old Edinburgh Road within easy walking distance of the city centre.

DESCRIPTION

The building comprises a substantial detached 2-storey townhouse hotel originally constructed circa 1700 and subsequently extended and recently refurbished. The main building is of traditional stone construction under a multi-pitched slate clad roof. There is a rear extension of masonry construction under a flat roof plus a side 2-storey extension of masonry construction also under a flat roof.

The hotel sits within a site bounded by stone walls and is surfaced in tarmacadam. The grounds provide approx. 19 car parking spaces at the front and side of the building. A raised timber deck has been installed to provide an external seating area at the side of the building.

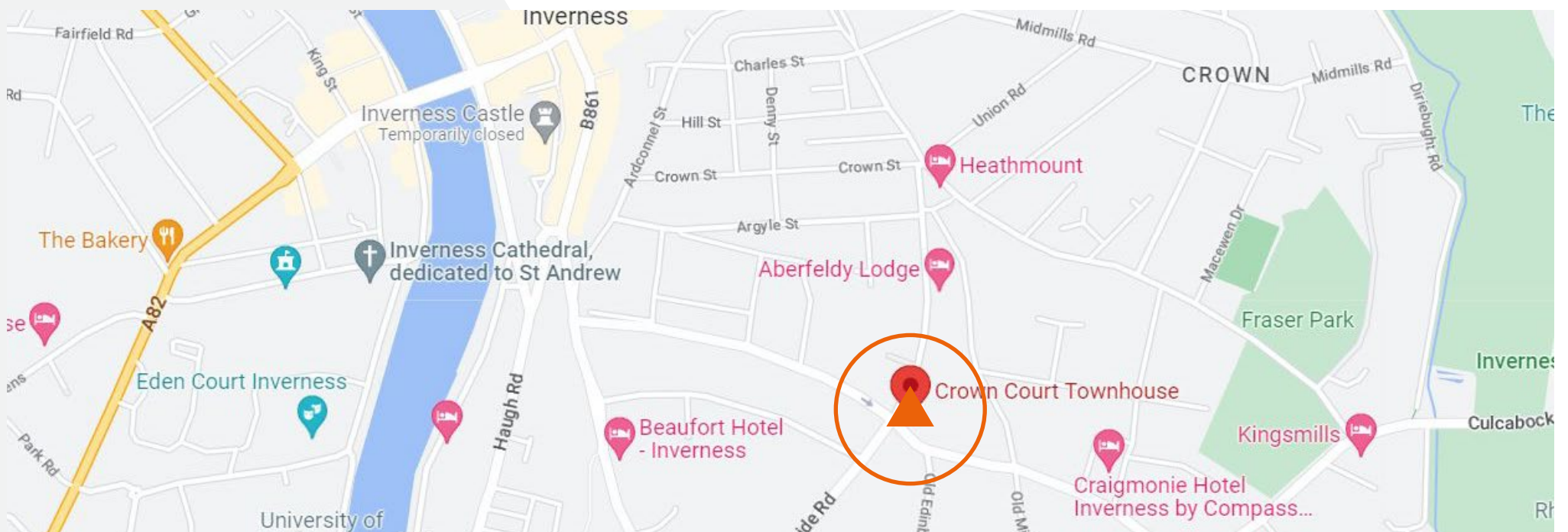
Internally the property provides a total of 18 en-suite guest bedrooms across ground and first floor levels with reception and dining facilities on the ground floor.

The subjects are well placed for access to a range of local amenities and facilities. Neighbouring properties are predominantly residential in nature with other hotels, guesthouses and B&B establishments nearby.

FLOOR AREAS

The property extends to the undernoted approx. floor areas:-

Accommodation	M ²	FT ²
Ground Floor: Reception, Breakfast/Dining area, 8 En-Suite Guest Bedrooms, Toilets Facilities.	590.94	6,361
First Floor: 10 En-Suite Guest Bedrooms, Toilet Facilities.	321.71	3,464
Total:	912.65	9,824



RATEABLE VALUE

Current NAV/RV of £45,000 due to increase to £50,000 as of 1st April 2023.

TENURE

Heritable Interest (Scottish equivalent of English Freehold).

EPC

The property has a current EPC Rating "G". The Certificate and Recommendations Report can be made available to interested parties.

PLANNING

The property has most recently been operated as a hotel and benefits from Class 7 (Hotels and Hostels). Other potential uses may be possible, subject to securing the appropriate Planning Permission from The Highland Council. Please discuss any proposals with the marketing agent.

SALE PRICE

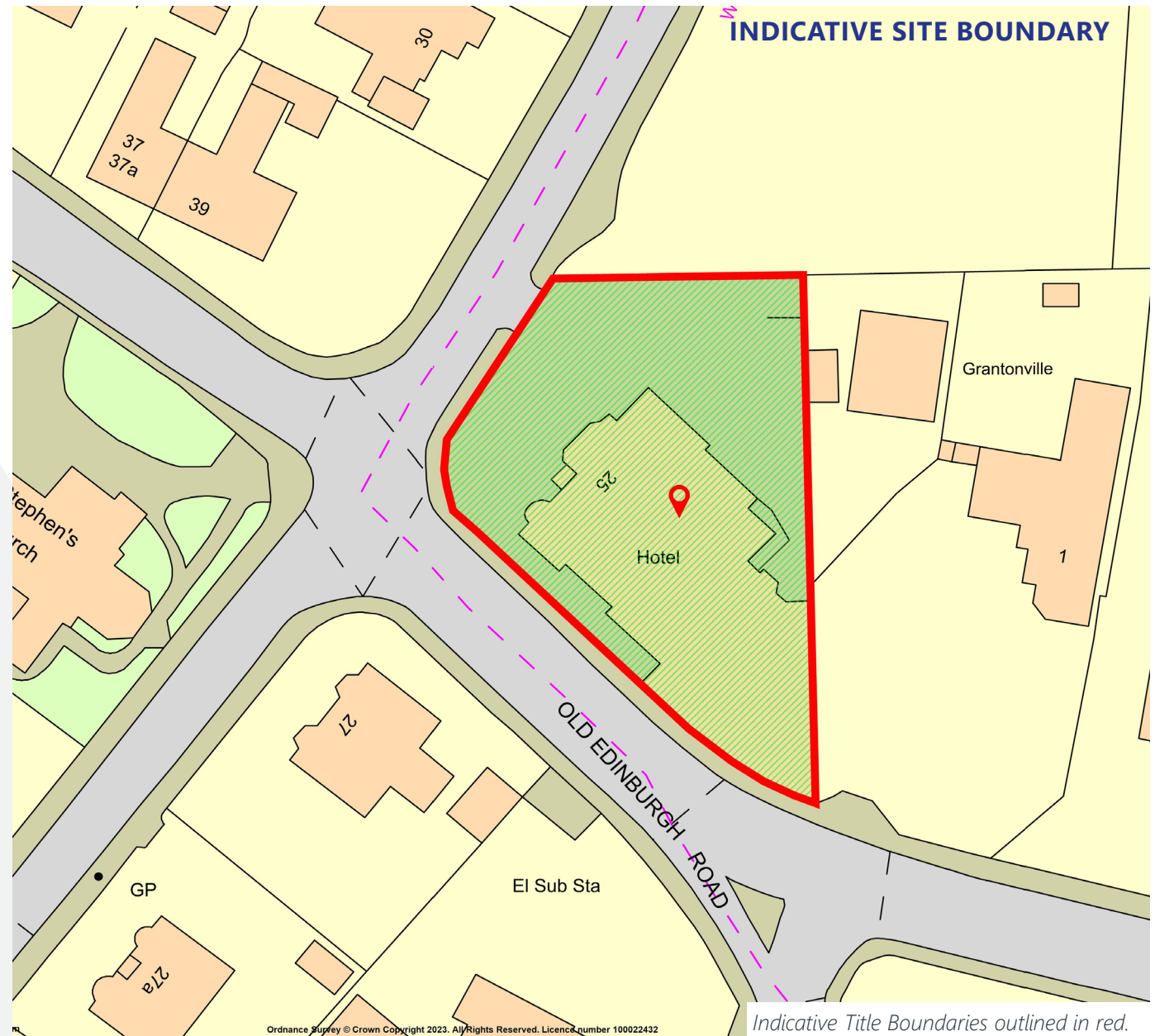
We are inviting unconditional offers from parties interested in acquiring our client's heritable interest, including all trade equipment, fixtures and fittings, all with vacant possession. Offers over **£795,000, exclusive of VAT are sought.**

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.

ANTI MONEY LAUNDERING REGULATIONS

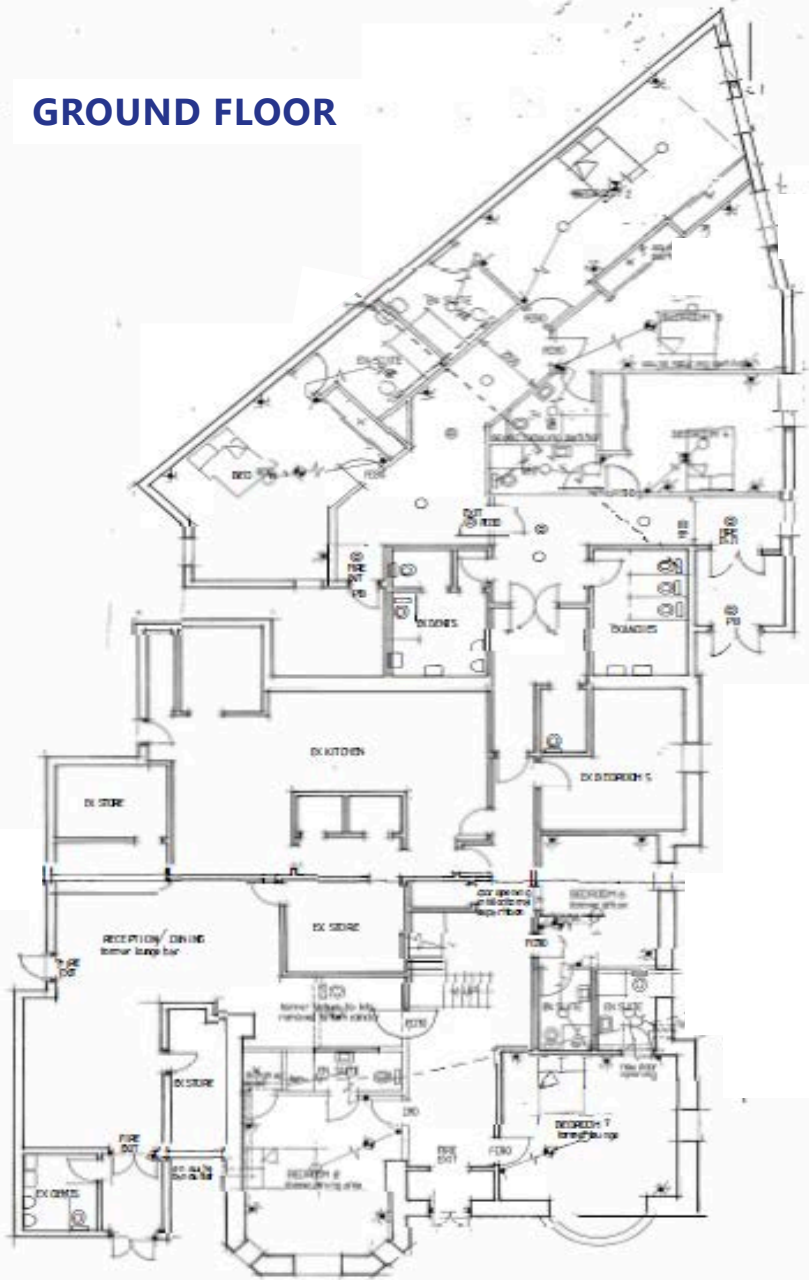
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



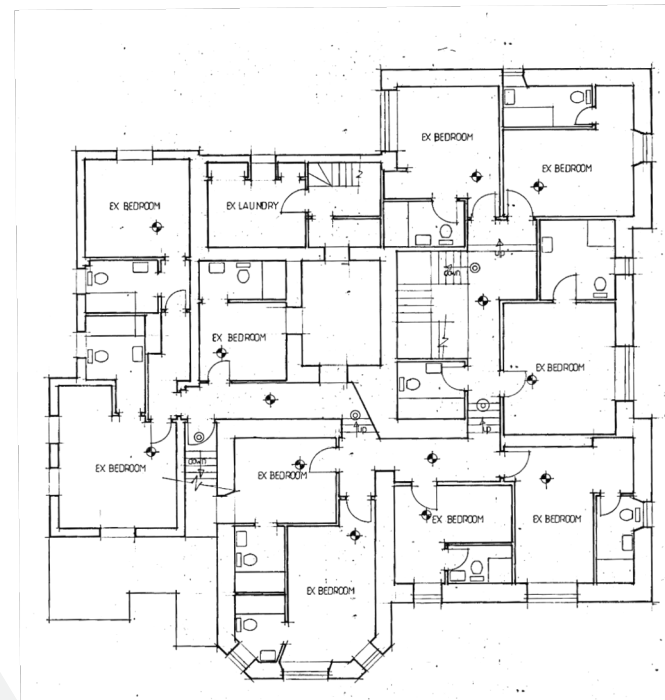
Indicative Title Boundaries outlined in red.

INDICATIVE FLOOR LAYOUT PLANS

GROUND FLOOR



FIRST FLOOR











For further information or viewing arrangements please contact the agents:

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

Contact: Neil Calder: n.calder@shepherd.co.uk | Linda Cameron: linda.cameron@shepherd.co.uk | Gary Louttit: g.louttit@shepherd.co.uk | Tel: 01463 712239

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