

OFFICE

> FIRST FLOOR

> FLOOR AREA: 49.75 M² (536 FT²)

> RENT: £10,000 PER ANNUM

> QUALIFIES FOR 100% RATES RELIEF

> ON-SITE CAR PARKING

> EARLY ENTRY

TO LET

FIRST FLOOR RIGHT OFFICE, ALTON HOUSE, 4 BALLIFEARY ROAD, INVERNESS, IV3 5PG

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LOCATION

Alton House is prominently located at the northern end of Ballifeary Road at its junction with Bishop’s Road providing connection to Glenurquhart Road forming part of the main A82 trunk road on the western approach to Inverness City Centre. The property is set within a primarily residential area with a number of B&B establishments nearby. Eden Court Theatre is close by as is The Highland Council’s Headquarters building and a Scotmid Co-op.

DESCRIPTION

The property comprises an open plan office on the first floor accessed via a main staircase within an attractive 2-storey and attic traditional stone and slate constructed building with on-site car parking to the front. The space would easily sub-divide to create 2 rooms, if required. The space features a raised ornate ceiling with surface mounted fluorescent lighting, wall mounted radiators and large windows allowing a high level of natural light into the space.

FLOOR AREA

The space extends to an approximate floor area of: 49.75 m² (536 ft²).

RATEABLE VALUE

NAV/RV: £7,800. The space qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

PLANNING

Class 4 (Business) Use.

SERVICE CHARGE

A service charge budget is in place to cover the common area costs of the property. Full details are available on request.

EPC

Details available on request.

LEASE TERMS

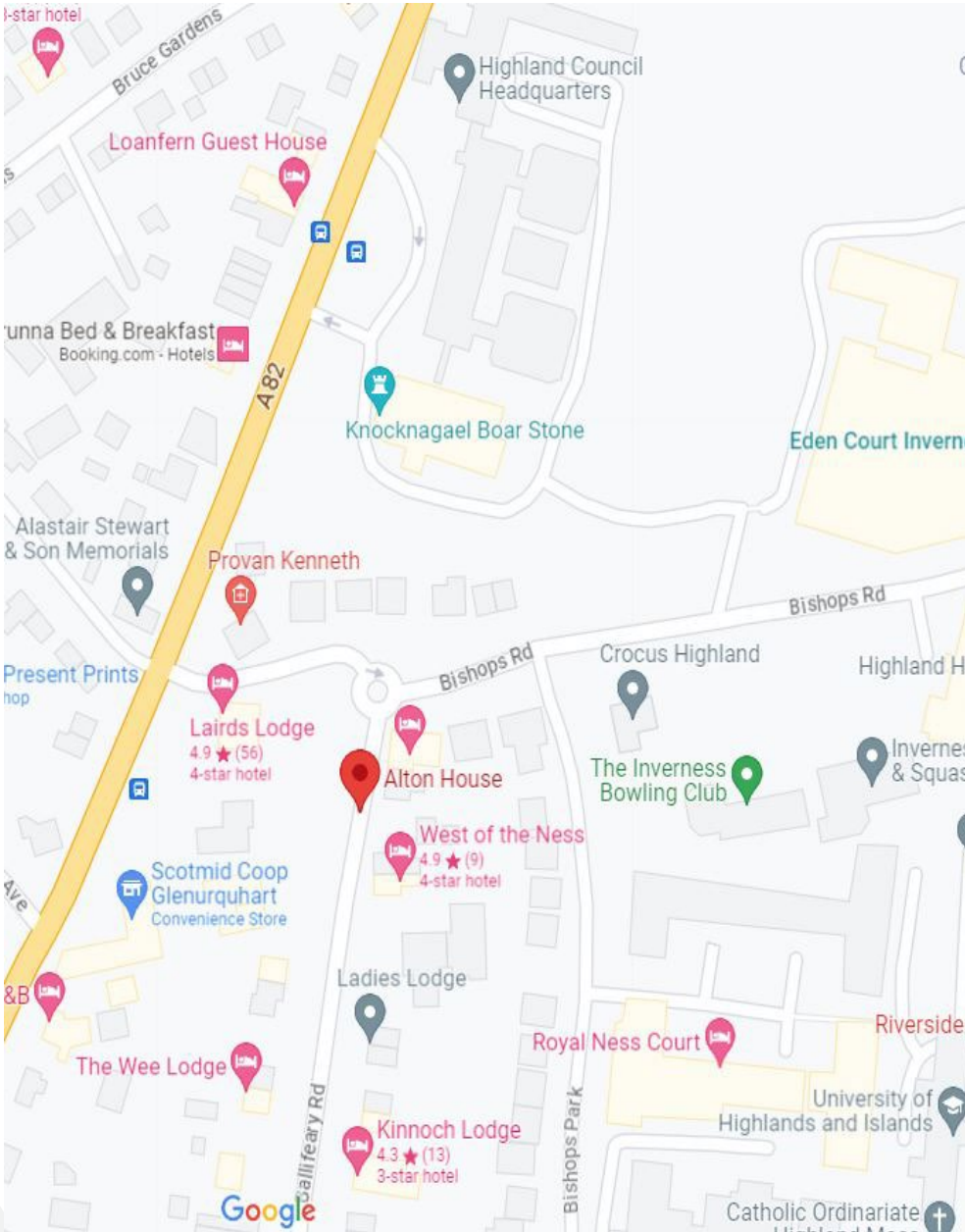
The office is available “To Let” on new full repairing and insuring lease terms for a period to be agreed, A rental of £10,000 per annum, exclusive of VAT is sought.

VAT

VAT will apply to any transaction.

COSTS

Each party will bear their own legal costs. The incoming tenant will be liable for any LBTT, Registration Dues and VAT thereon



MAIN ENTRANCE



OFFICE



OFFICE



For further information or viewing arrangements please contact the agents:

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

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