



## OFFICE

- > ATTRACTIVE ORNATE TRADITIONAL DETACHED BUILDING
- > FIRST FLOOR SPACE
- > FLEXIBLE SPACE OPTIONS AVAILABLE
- > FROM 64 FT<sup>2</sup> TO 703 FT<sup>2</sup>
- > QUALIFIES FOR 100% RATES RELIEF
- > ON-SITE CAR PARKING
- > EARLY ENTRY



# TO LET

## FIRST FLOOR OFFICES ALTON HOUSE, 4 BALLIFEARY ROAD, INVERNESS, IV3 5PG

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Tel: 01463 712239 | [www.shepherd.co.uk](http://www.shepherd.co.uk)



**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 its own grounds within a primarily residential area with a number of B&B establishments nearby. Eden Court Theatre is close by on Bishop’s Road, the Highland Council’s Headquarters building and a Scotmid Co-op store, both on Glenurquhart Road to the rear of Alton House.

**DESCRIPTION**

The property comprises offices on the first floor accessed via a main staircase. The space is within an attractive 2-storey and attic traditional ornate stone and slate constructed building set within its own grounds which provide on-site car parking to the front.

The accommodation features raised ornate ceilings with surface mounted fluorescent lighting, wall mounted radiators and large windows allowing a high level of natural light into the building.

The space is available as a whole or alternatively a combination of rooms or individual rooms can be provided to suit prospective occupier’s requirements.

**FLOOR AREA**

The available accommodation extends to the undernoted floor areas:-

ACCOMMODATION	M <sup>2</sup>	FT <sup>2</sup>
First Floor - Room 1:	21.09	227
First Floor - Room 2	16.75	180
First Floor - Room 3:	21.56	232
First Floor - Tower Room:	6.00	64
<b>Total:</b>	<b>65.40</b>	<b>703</b>



ROOM 1



ROOM 2



ROOM 3



**RATEABLE VALUE**

The available space is currently entered in the Valuation Roll as follows:-

FF Left Office 3: NAV/RV: £3,800  
 FF Offices 1 & 2, Tower Room & Attic: NAV/RV: £7,750

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**

EPC Rating "E". The EPC Certificate and Recommendations Report are available on request.

**LEASE TERMS**

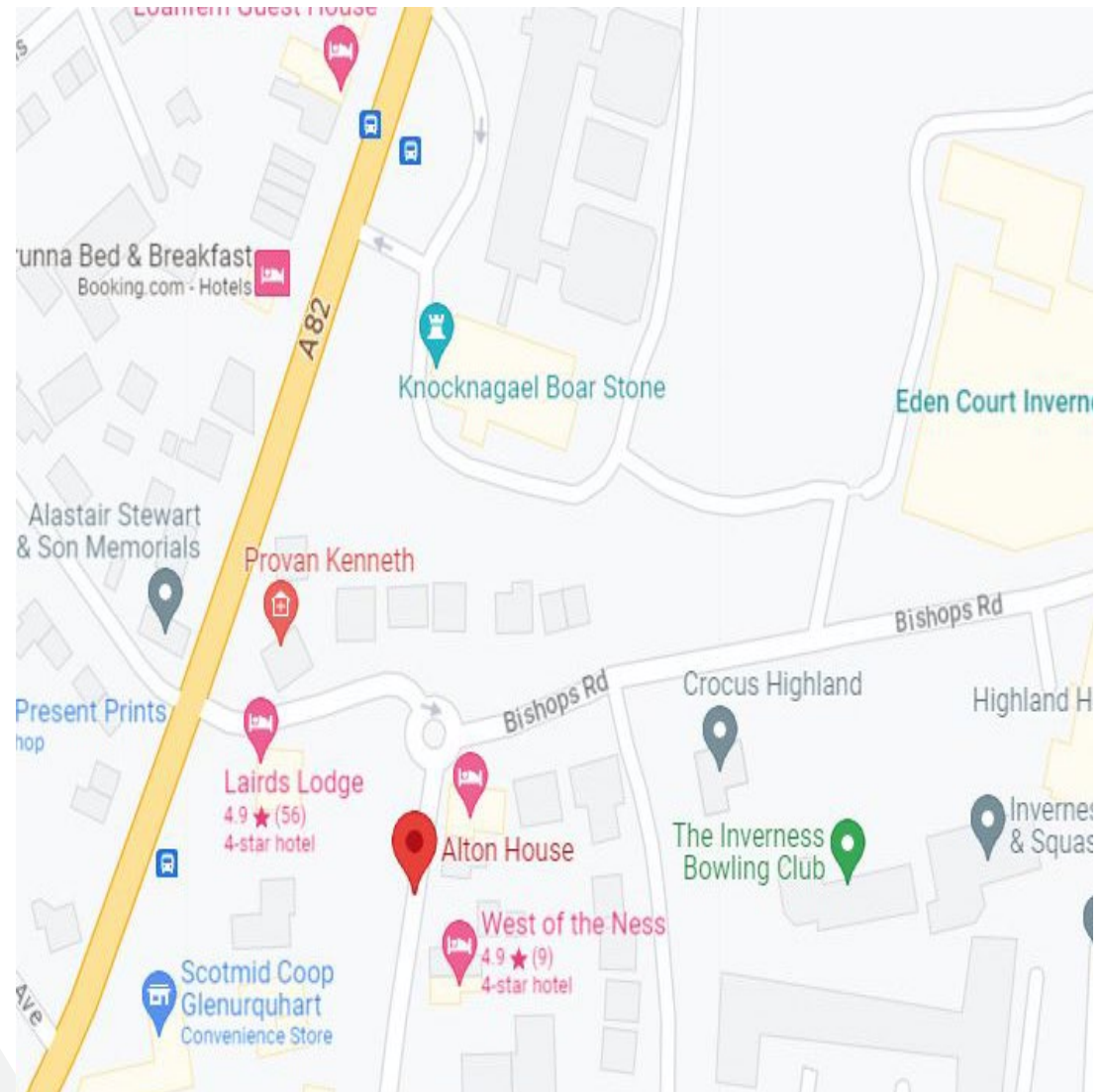
The offices are available "To Let" individually on terms to be agreed at the undernoted rentals:

ACCOMMODATION	Rent Per Annum, ex VAT
First Floor - Room 1:	£3,600
First Floor - Room 2	£3,000
First Floor - Room 3:	£3,600
First Floor - Tower Room:	£1,200

Alternatively, the whole space is available on terms to be agreed. Please contact the marketing agents to discuss your requirements and any proposals.

**COSTS & VAT**

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



**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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