

# FOR SALE | SALON / REDEVELOPMENT

**105 & 107 CASTLE STREET, INVERNESS, IV2 3EA**  
**OFFERS OVER £300,000**





# SUMMARY

- ✔ End terraced commercial building arranged over 3 floors.
- ✔ Prominently positioned on Castle Street in the centre of Inverness with views to Inverness Castle.
- ✔ The subjects would be suitable for a range of uses including possible residential redevelopment of up to 5 studio apartments.
- ✔ Gross Internal Area (GIA) 160.0 sq m (1,722 sq ft)
- ✔ Offers in excess of £300,000 are sought for our client's interest in the property.





# POSITION

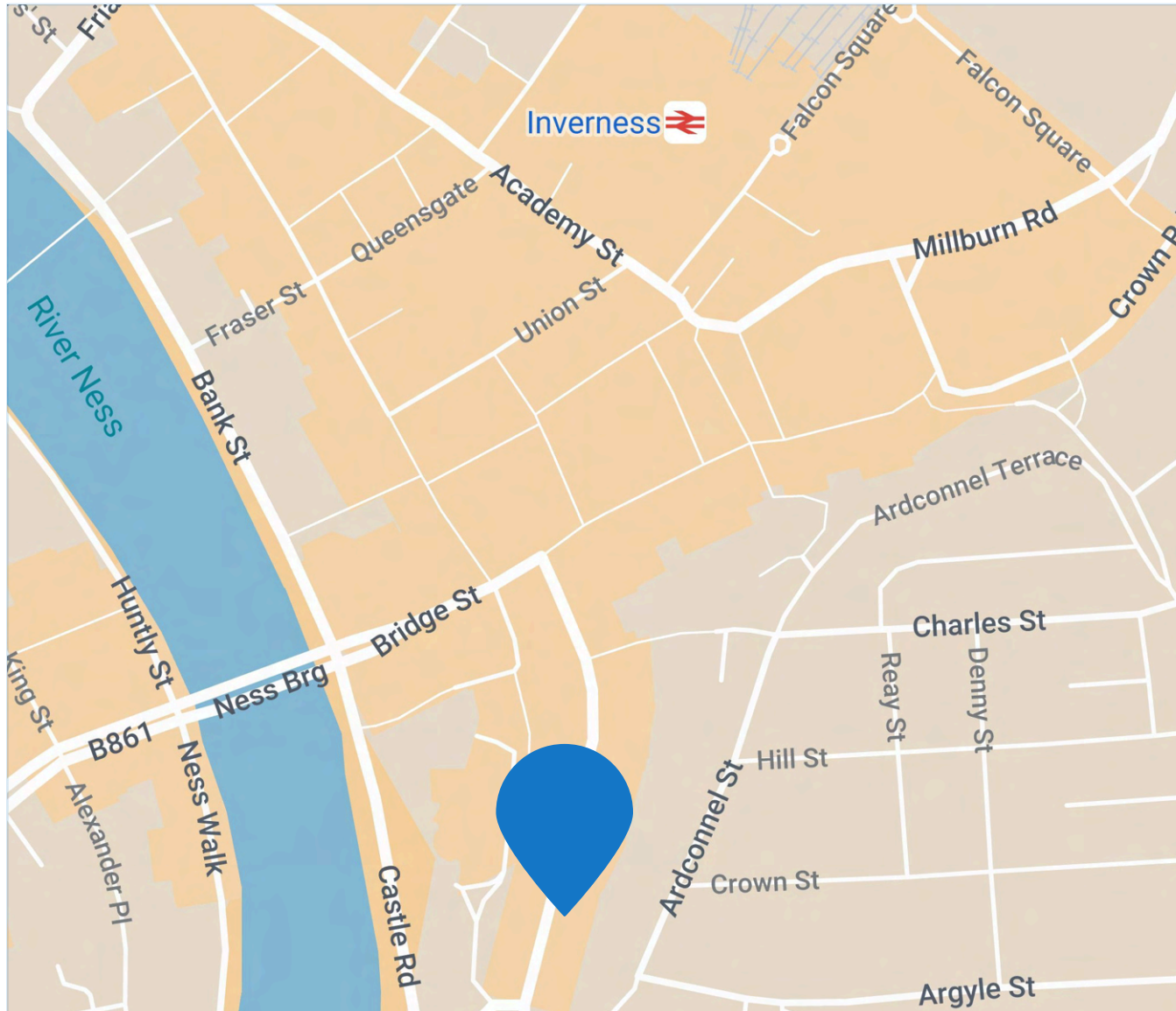


**FOR SALE** | 105 & 107 CASTLE STREET, INVERNESS, IV2 3EA

 **ALLIED SURVEYORS SCOTLAND**



# LOCATION

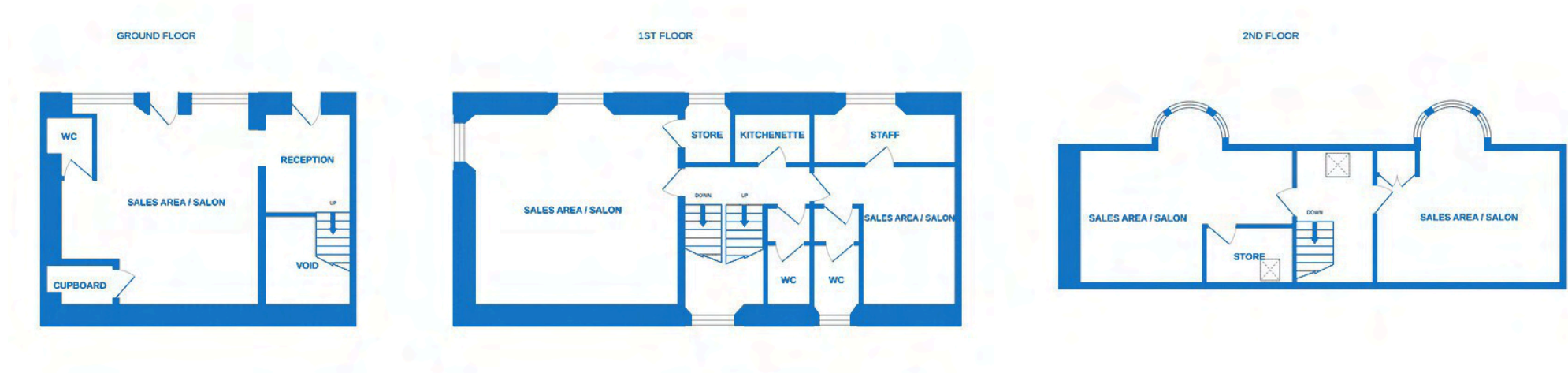


The subjects are prominently located with frontage directly to the pavement on Castle Street within the city centre of Inverness. Castle Street is located off High Street and is one of the main thoroughfares through the town centre heading south in the city.

The subjects are just opposite and have views of Inverness Castle, which is currently undergoing extensive redevelopment and will open as a tourist attraction in 2025. The surrounding properties include an assortment of mixed-use buildings with a wide range of businesses, most notably retail, restaurants, and leisure uses.

The city of Inverness is the administrative capital of the Highlands and has a population of circa 65,000. The city has a catchment area population of 350,000 and is a popular tourist destination. Rail and bus links are in close proximity to the subjects providing regular services to and from the city. The A9 connects the city to Perth, Glasgow, and Edinburgh to the south, and Wick and Thurso to the north. The A96 connects to Aberdeen, while the A82 leads to Fort William. Inverness airport is located 10 miles east of the city centre and offers regular flights to the Scottish Islands, the UK mainland, and a variety of foreign destinations.

# ACCOMMODATION



## Floor Areas / Summary of Accommodation

The subjects have been measured in accordance with the current edition of the RICS Code of Measuring Practice to provide the following:

Floor	Accommodation	Net Internal Area (NIA)	Gross Internal Area (GIA)
<b>Ground</b>	Reception, sales area/salon, toilet and cupboard.	31.6 sq m 340 sq ft	41.3 sq m 445 sq ft
<b>First</b>	Landing, sales area/salon x2, toilet x2, store, kitchenette and staff area.	49.7 sq m 535 sq ft	67.4 sq m 726 sq ft
<b>Second</b>	Landing, sales area/salon x2 and store/spray tan room.	33.8 sq m 364 sq ft	51.2 sq m 551 sq ft
<b>Total</b>		<b>115.1 sq m 1,239 sq ft</b>	<b>160.0 sq m 1,722 sq ft</b>

## DESCRIPTION

The subjects comprise an end terraced commercial building arranged over 3 floors. The subjects are currently operated as a salon with treatment rooms on all floors. The property benefits from a flexible layout with large partially open plan treatment rooms and the ability to sub divide with additional entrances allowing for easy separation to multiple units.

## DEVELOPMENT POTENTIAL

The subjects would be suitable for a range of uses including possible residential redevelopment of up to 5 studio apartments.

Prospective purchasers should satisfy themselves with any enquiries relating to any applicable local authority consents.

## UTILITIES

The property has connections of mains water, electricity and gas. Drainage is to the main public sewer.

Heating is provided by a gas fired boiler which serves a series of radiators throughout the property.

## EPC

The Energy Performance Certificate rating is 'E'

## ENTRY

On completion of legal formalities.

## SALE

Offers in excess of £300,000 are sought for our client's interest in the property.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £9,250 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.

## 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.

## CLOSING DATE

Our client reserves the right to set a closing date for offers on the property. All interested parties should note interest in the first instance via solicitors, they will then be informed in due course of any closing date.

## AML REQUIREMENTS

To satisfy our money laundering requirements, 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.

## VIEWING AND FURTHER INFORMATION

By appointment through the sole agents, Allied Surveyors Scotland.

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