

FOR SALE | OFFICES

**19 ACADEMY STREET, INVERNESS, IV1 1JN**

Offers in Excess of £145,000 Invited



**ALLIED**  
SURVEYORS  
SCOTLAND



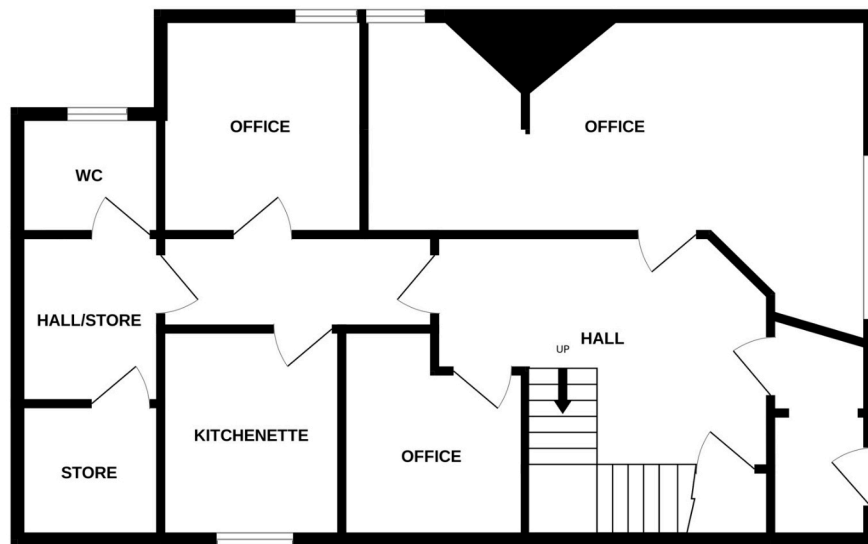
# SUMMARY

- ✓ Prominent location within Inverness City Centre.
- ✓ Suitable for a range of different occupiers and uses.
- ✓ Strong redevelopment potential (subject to obtaining the relevant consents)
- ✓ Offers over £145,000 invited.
- ✓ Eligible for up to 100% rates relief under the small business rates relief scheme.
- ✓ GIA - 137.5 sq m (1,480 sq ft)

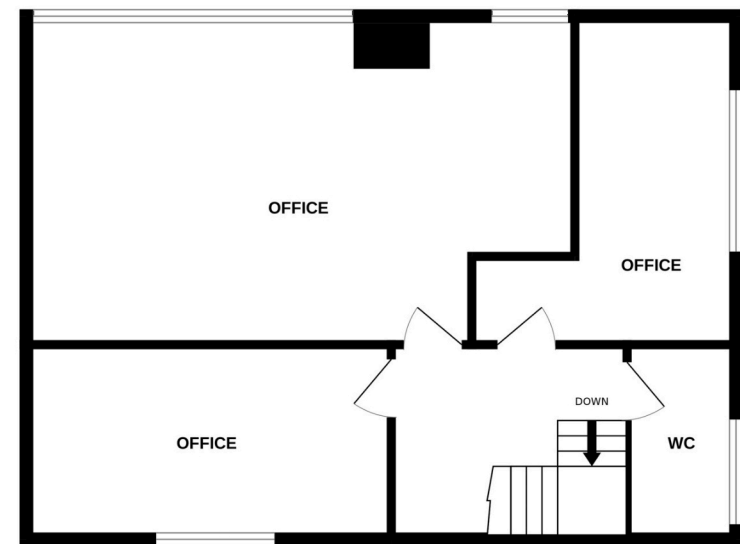


# LAYOUT

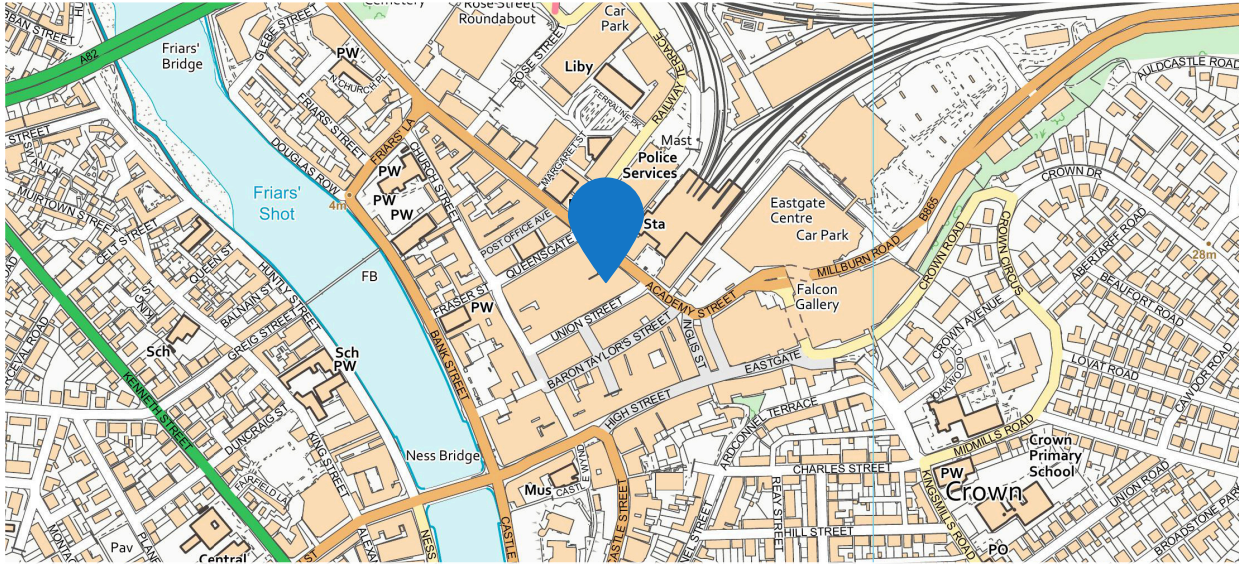
GROUND FLOOR



1ST FLOOR



# LOCATION



19 Academy Street is situated in the centre of Inverness, in a quiet, secluded area that provides both privacy and convenience. The subjects are accessible via a private lane which benefits from an electrically deployable roller gate providing an additional layer of security.

In spite of its screened location, the property is in close proximity to and has easy access to Academy Street, which is one of the primary thoroughfares in the city. The immediate vicinity of the properties is home to a variety of purposes, such as offices, retail, and leisure, which are operated by both local and national entities.

The city of Inverness is the administrative capital of the Highlands and has a population of approximately 65,000. The city has a catchment area of approximately 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 and offers regular flights to the Scottish Islands, the mainland, and a variety of foreign destinations.

## DESCRIPTION

The subjects comprise a semi-detached two storey office block. The accommodation is generally laid out in a cellular basis with a range of different sized offices on each floor.

There are kitchen provisions on the ground floor and toilet provisions on each floor.

## FLOOR AREA

We calculate the internal floor area of the property in accordance with the IPMS 3 - Office Standard of the RICS Property Measurement (2nd Edition) 2018 as:

TOTAL Useable area: 97.9 sq m (1,053 sq ft)

TOTAL Limited use area: 5.4 sq m (58 sq ft)

TOTAL IPMS 3 - Office: 103.2 sq m (1,111 sq ft)

We calculate the previously adopted Net Internal Area of the property in accordance with the RICS Code of Measuring Practice (6th Edition) at 97.3 sq m (1,047 sq ft).

## UTILITIES

The property has mains connections of water, electricity and drainage.

Heating is provided by a series of electric heaters with an air conditioning unit also being fitted on the ground floor.

## EPC

The Energy Performance Certificate (EPC) rating is 'D'.

## SALE

Offers in excess of £145,000 are sought for our client's interest in the property.

## ENTRY

On completion of legal formalities.

## 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 £11,750 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 documentation pertaining to the lease or sale including LBTT or VAT applicable.

## AML REQUIREMENTS

To satisfy our money laundering requirements, once an offer is 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 Ltd.

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