

# FOR SALE | OFFICES / STUDIO

**31-33 Wells Street, Inverness, IV3 5JU**

**Offers Over £360,000 Invited**



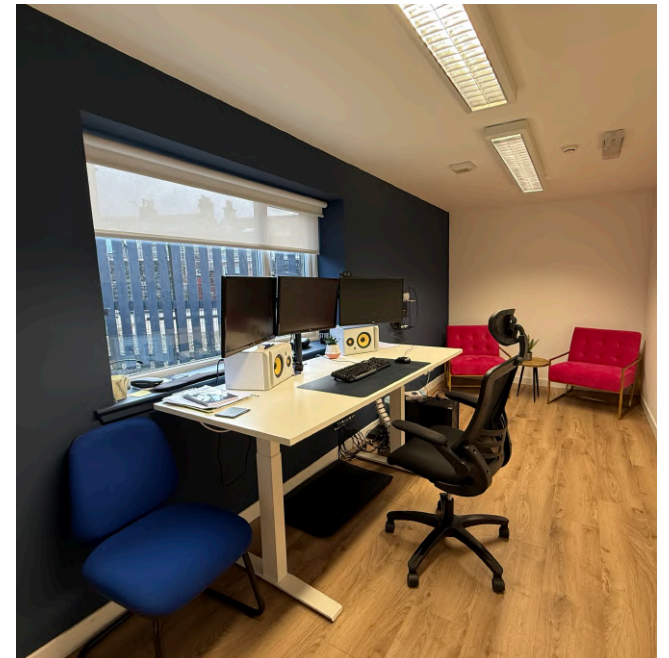
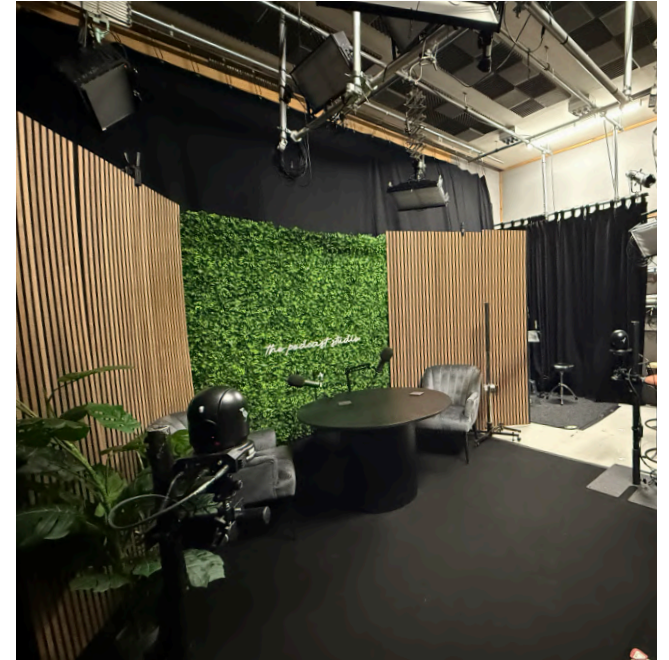
**ALLIED**  
SURVEYORS  
SCOTLAND





# Summary

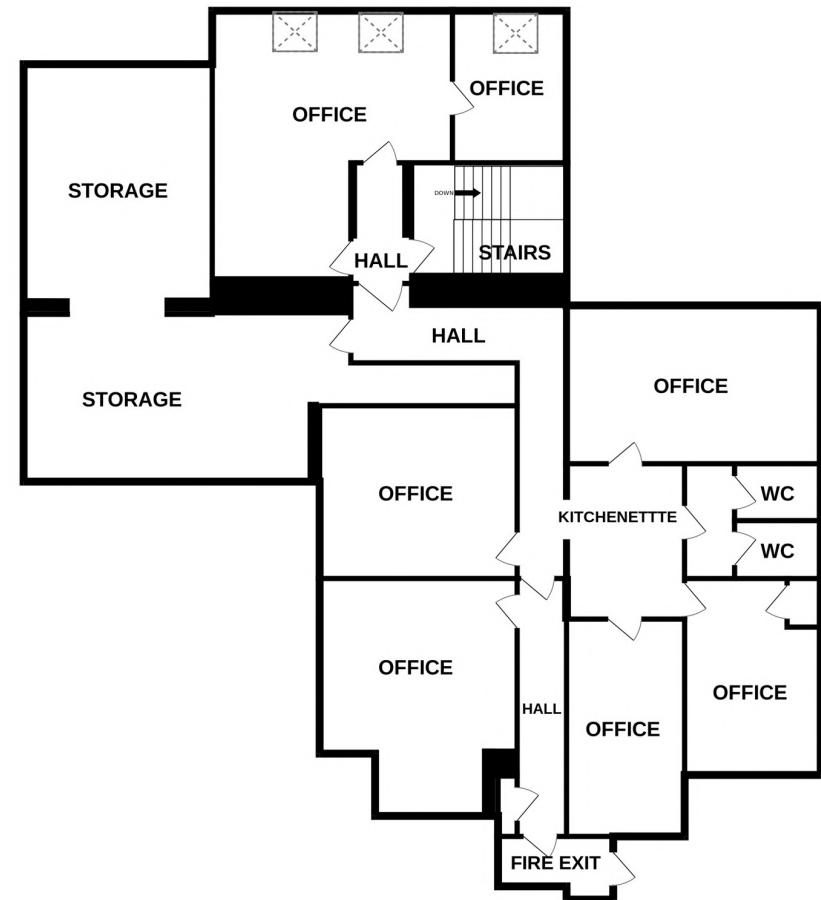
- ✔ Substantial two storey commercial building currently used as offices, storage and studios.
- ✔ On site car park to the rear as well as permitted on street parking
- ✔ Flexible layout suitable for a range of occupiers
- ✔ Extends to a Gross Internal Area (GIA) of approximately 665 sq m (7,158 sq ft) and Net Internal Area (NIA) of 500 sq m (5,385 sq ft)
- ✔ Partially occupied at first floor levels on flexible terms allowing for an income stream or larger area for occupation



GROUND FLOOR



1ST FLOOR



## Floor Areas / Occupation Summary

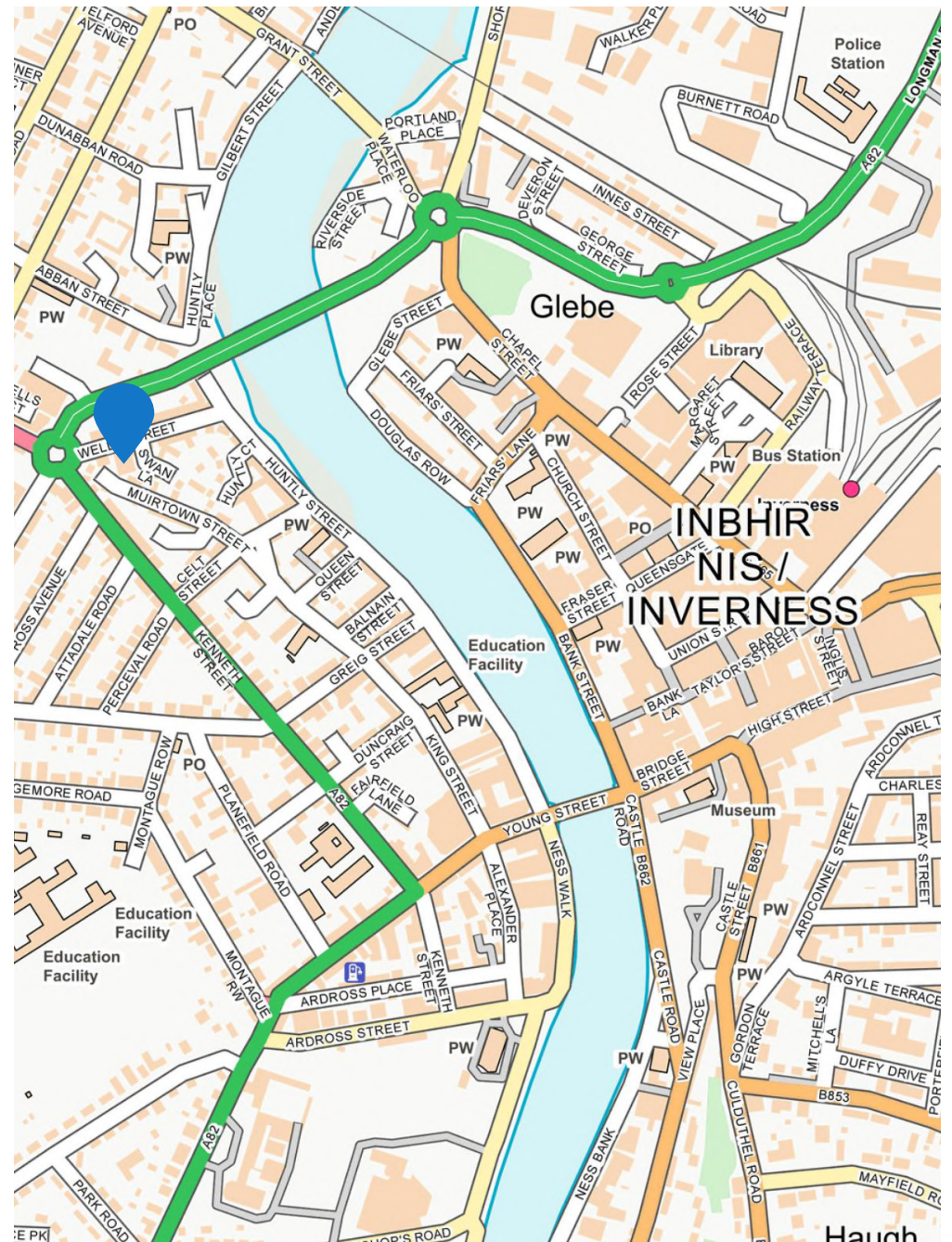
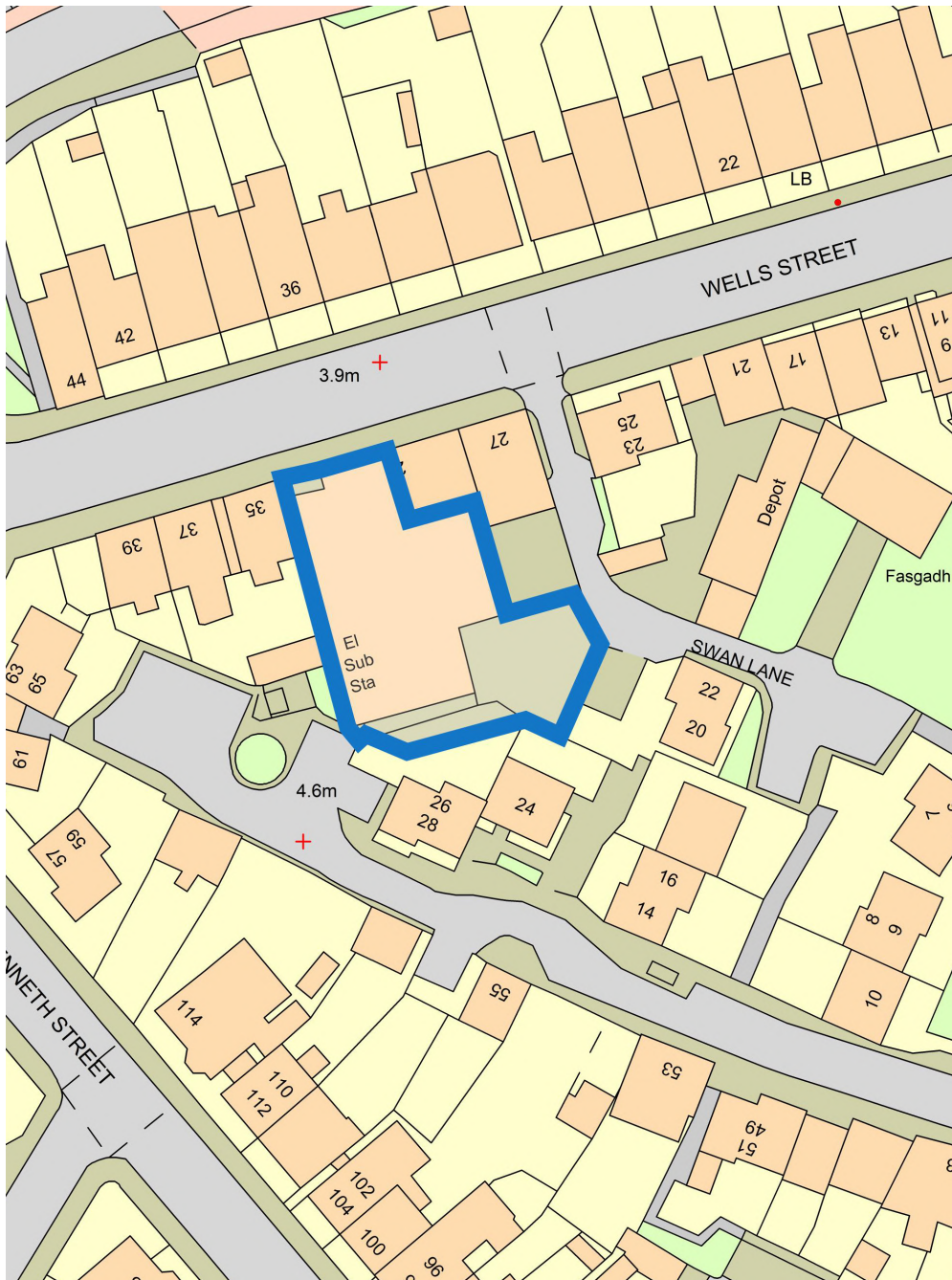
Description	Area (sq m)	Area (sq ft)	Tenure
<b>First Floor</b>			
Tenant 1 Offices	71.0	764	Let to the Tenant 1 <sup>1</sup>
Tenant 2 Offices	56.7	611	Let to Tenant 2 <sup>2</sup>
Stores	55.8	601	Vacant Possession / Owner Occupation
Kitchen Area	8.7	94	Communal Use
<b>First Floor - NIA</b>	<b>192.2</b>	<b>2,069</b>	
Toilets & Restricted Use Areas	61.1	658	
<b>First Floor - GIA</b>	<b>253.4</b>	<b>2,727</b>	
<b>Ground Floor</b>			
Offices, Stores, Studios etc.	308.0	3,316	Vacant Possession / Owner Occupation
<b>Subtotal - NIA</b>	<b>308.0</b>	<b>3,316</b>	
Toilets & Restricted Use Areas	103.6	1,115	
<b>Subtotal - GIA</b>	<b>411.6</b>	<b>4,431</b>	
<b>Total - NIA</b>	<b>500.3</b>	<b>5,385</b>	
<b>Total - GIA</b>	<b>665.0</b>	<b>7,158</b>	

<sup>1</sup> Tenant 1 leases the subjects for a fixed term of two years from July 2025 unless terminated earlier by either party upon sixty (60) days' written notice. After the initial term, the Lease shall continue on an annual basis unless terminated by either party upon sixty (60) days' written notice.

<sup>2</sup> Tenant 2 leases the subjects for fixed term of two years from February 2025, and thereafter on an annual basis until terminated by either party upon sixty (60) days written notice.

Copies of lease information are available on request.





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## DESCRIPTION

The subjects comprise a substantial mid-terraced commercial property arranged over two floors. Originally constructed as a residential dwelling, the building was subsequently altered and extended to accommodate workshop and office use. More recently, the former workshop has been converted to provide a number of office and studio spaces, predominantly arranged in a cellular layout.

## LOCATION

The subjects are located on Wells Street on the western side of Inverness, within walking distance of the city centre. Surrounding properties are of mixed age and style, comprising both residential and commercial occupiers.

Access to the rear car park is via a lane over which the property has a right of access. Public transport connections are available close by, with bus and train stations nearby, and strong road links are provided via the A9, A96, and A82.

Inverness is the administrative capital of the Highlands, with a resident population of approximately 65,000 and a wider catchment of around 350,000. The city is a key regional hub and popular tourist destination.

## FLOOR AREAS

The subjects have been measured in accordance with the current edition of the RICS Code of Measuring Practice to provide a Gross Internal Area of approximately 665 sq m (7,158 sq ft) and Net Internal Area of 500 sq m (5,385 sq ft).

## SALE

Offers over £360,000 are invited for the heritable interest in the subjects.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a combined Rateable Value of £44,650 effective 1<sup>st</sup> April 2023.

## UTILITIES

The property has mains supplies of water, electricity and gas. Drainage is to the main sewer. Heating is provided by a gas fired ATAG boiler located in an upstairs office.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is 'A'.

## 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.

## ENTRY

On completion of legal formalities.

## 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 letting agents, Allied Surveyors Scotland.

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