



## Development Site at Inverness Retail + Business Park, Inverness, IV2

- Gross Development Area: 4.9 acres or thereby
- Price: On application
- Excellent opportunity to redevelop a strategic area in Inverness
- Situated within Inverness Retail + Business Park anchored by Tesco Extra
- Surrounding occupiers are of national covenant
- Suitable for a variety of uses, subject to planning



## LOCATION

Inverness is the capital city of the Highlands of Scotland, with a population in excess of 65,000 persons. The city is located on the banks of the River Ness on the shores of the Moray Firth. There is excellent transport links with the A90 trunk road leading north towards Thurso and south towards Perth from the A96 linking east towards Aberdeen and the A82 linking west to Fort William.

The site is situated within Inverness Retail + Business Park on Highlander Way which is just off the main A96 Inverness to Aberdeen. The Business Park is situated approximately two miles to the east of Inverness City Centre with the location offering easy access to both the A9 Inverness to Perth trunk road as well as the A82 Inverness to Fort William trunk road.

The Business + Retail Park offer a range of national and multi-national covenants.

Inverness Airport is located five miles to the east of the City at Dalcross and provides a range of internal flights across the Highlands as well as a number of other UK and European destinations.

## DESCRIPTION

The site is generally flat and extends to a gross internal area of 4.90 acres or thereby.

There is no ground lease in place.

## PLANNING

The site is designated under 'Business' within the adopted Inner Moray Firth Local Development Plan (July 2015). The site is allocated under IN88 West of Eastfield Way which refers to a 1.9 hectare area of ground. The requirements are stated as follows: "High architectural and landscape design quality that addresses or at least does not compromise the site's frontage. Active travel connectivity improvements to adjoining developments. Flood Risk Assessment to support any planning application, this may affect the developable area.

## SALE PRICE

On application.

## VAT

Applicable.

## SERVICES

We understand that the site will benefit from connections to utilities and drainage nearby however, potential purchasers require to make their own enquiries in this regard.

## LEGAL COSTS

Each party to bear their own legal fees.

## To arrange a viewing please contact:



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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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