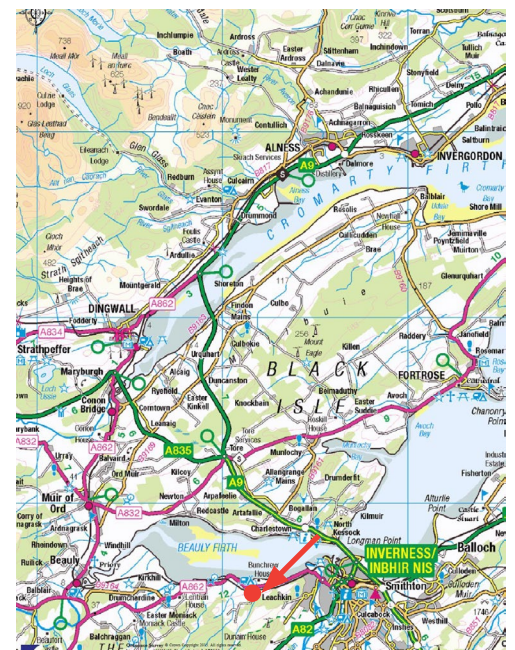




The Stables, Bunchrew, Inverness, IV3 8TA

- High-Quality Offices around 3 miles from Inverness City Centre
- Net Internal Area: 1,296 sq.ft / 120.3 sq.m or thereby
- Any ongoing tenant may benefit from 100% rates relief.
- Excellent Car Parking Provision
- New FRI Lease Available
- Rental — On Application



LOCATION

The office premises lie approximately 3 miles from the city of Inverness. The area surrounding the property is mixed with the Bunchrew House Hotel, Bunchrew Caravan Park and various residential properties etc nearby. H&I Adventures operate from another nearby office building on the main road. Access is directly off the A862 with a private road leading to the office and generous car parking.

DESCRIPTION

The property comprises a semi-detached two-storey stone and slate-built property. It was originally built as a stable block but now forms high-quality office building which has been extended to include the ancillary accommodation.

ACCOMMODATION

The accommodation extends to a total net internal area of approximately 1,296 sq.ft. / 120.3sq.m.

The accommodation may be summarised as follows;

Ground Floor:

Private Entrance / Stairwell, Inner Vestibule, Main Office Area, Tea Prep, Disabled, Gents & Ladies Toilets.

First Floor:

Landing / IT Point, Office Area 2.

We understand there is mains supply for water and electricity whilst drainage is to a common septic tank. Fixed Heating within the premises is comprised of electric panel and storage heaters.



RATEABLE VALUE

The rateable value of the subjects is £7,100.

Any incoming tenant may benefit from 100% rates relief.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

VAT is applicable on all figures quoted.

EPC

'A' Rated

RENTAL

On Application

SERVICE CHARGE

A service charge can be set up and tailored to the requirements of any tenant.

To arrange a viewing please contact:



Andrew Rose
Director
07789 075209
01463 236977
Andrew.Rose@g-s.co.uk

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: December 2023