

## DEVELOPMENT OPPORTUNITY

- > PRIME OUT OF TOWN BUSINESS LOCATION
- > SITE EXTENDING TO 0.43 ACRES
- > SUITABLE FOR A VARIETY OF USES STP
- > EASY ACCESS TO MAIN ROAD NETWORK
- > OFFERS OVER £195,000 INVITED

# FOR SALE

## SITE C2, CRADLEHALL BUSINESS PARK, INVERNESS, IV2 5GH

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**LOCATION**

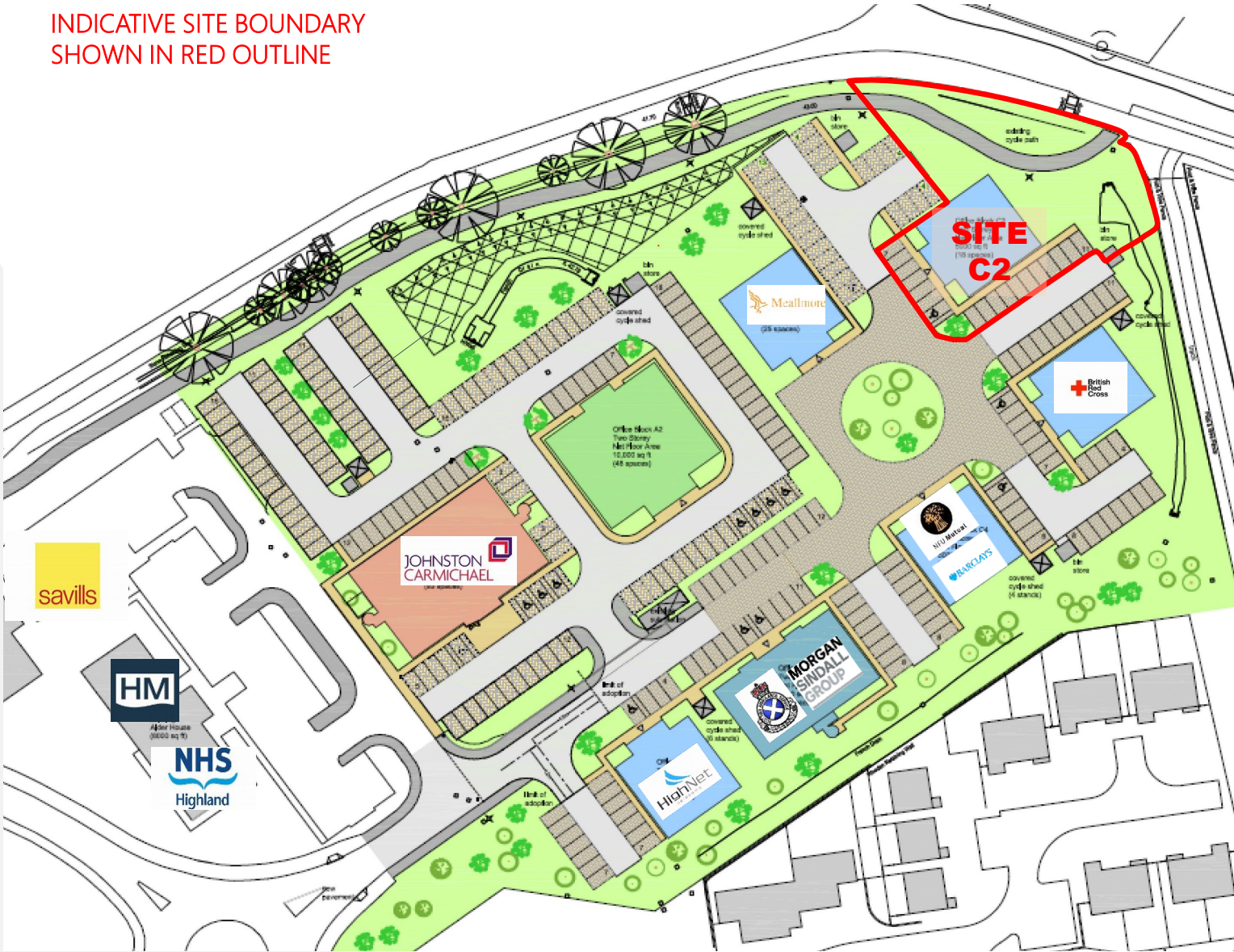
Cradlehall Business Park offers occupies a premier location on the eastern side of Inverness within easy reach of all main arterial routes and the city centre. Its modern environment offers owners and occupiers a superb profile and superior business accommodation.

Occupiers already established within the business park include NHS Highland, Scottish Ambulance Service, Morgan Sindall, Johnston Carmichael, Harper Macleod LLP, Bidwells, Barclays, NFU Mutual and British Red Cross, to name a few.

Cradlehall lies close to the new University of the Highlands and Islands Campus which opened its door to students in 2015 and represents a £50 million investment. Known as the Beechwood Education and Research Campus, the 215 acre site is a development by Highlands and Islands Enterprise and also includes the Scottish Agricultural College and a Health Science Centre.

As part of the Scottish Government’s commitment within the £315 million Inverness and Highland City-Region Deal, plans are being progressed for the new East Link road which will connect the A9 to the A96 between Inshes and Smithton to the east of Inverness. The new carriageway and improved junctions will ease congestion at Inshes and provide improved connectivity for Cradlehall Business Park.

**INDICATIVE SITE BOUNDARY SHOWN IN RED OUTLINE**



**DESCRIPTION**

The subjects comprise a generally level development site extending to circa 0.43 acres set within Phase 2 of the well-established Cradlehall Business Park. Access to the site is off a roundabout at the end of the main road leading through the business park.

**SERVICES**

Mains services including electricity, water and drainage are available on the site. The purchaser should satisfy themselves on all servicing provision.

**PLANNING**

Most recently the site had temporary planning permission for a hot food catering unit.

Prior to this, Full Planning Permission was granted in September 2006 for the construction of a 2-storey office pavilion, providing circa 5,000 sq ft of net floor space plus car parking for approximately 18 cars (1:277 sq ft). Planning Reference: O5/O1186/FULIN refers and can viewed on The Highland Council Planning Portal.

The site would be suitable for a range of alternative uses subject to planning.

**RATEABLE VALUE**

Any development will require to be assessed for rating purposes on completion and occupation.

**PLANS, AREAS & SCHEDULES**

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Selling Agents and, by submitting an offer for the subjects the purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mistake, in the plans or schedules attached to these particulars shall not annul the sale or entitle either party to compensation in respect thereof.



**INDICATIVE VISUAL EXAMPLE OF NEIGHBOURING 2-STOREY OFFICE PAVILION**



**SERVICE CHARGE**

There is currently a small service charge payable in respect of maintenance, repair and upkeep to the common parts of the development. Further information is available on request.

**ENERGY PERFORMANCE CERTIFICATE**

Not applicable.

**TENURE**

Heritable (Scottish equivalent of Freehold).

**SALE**

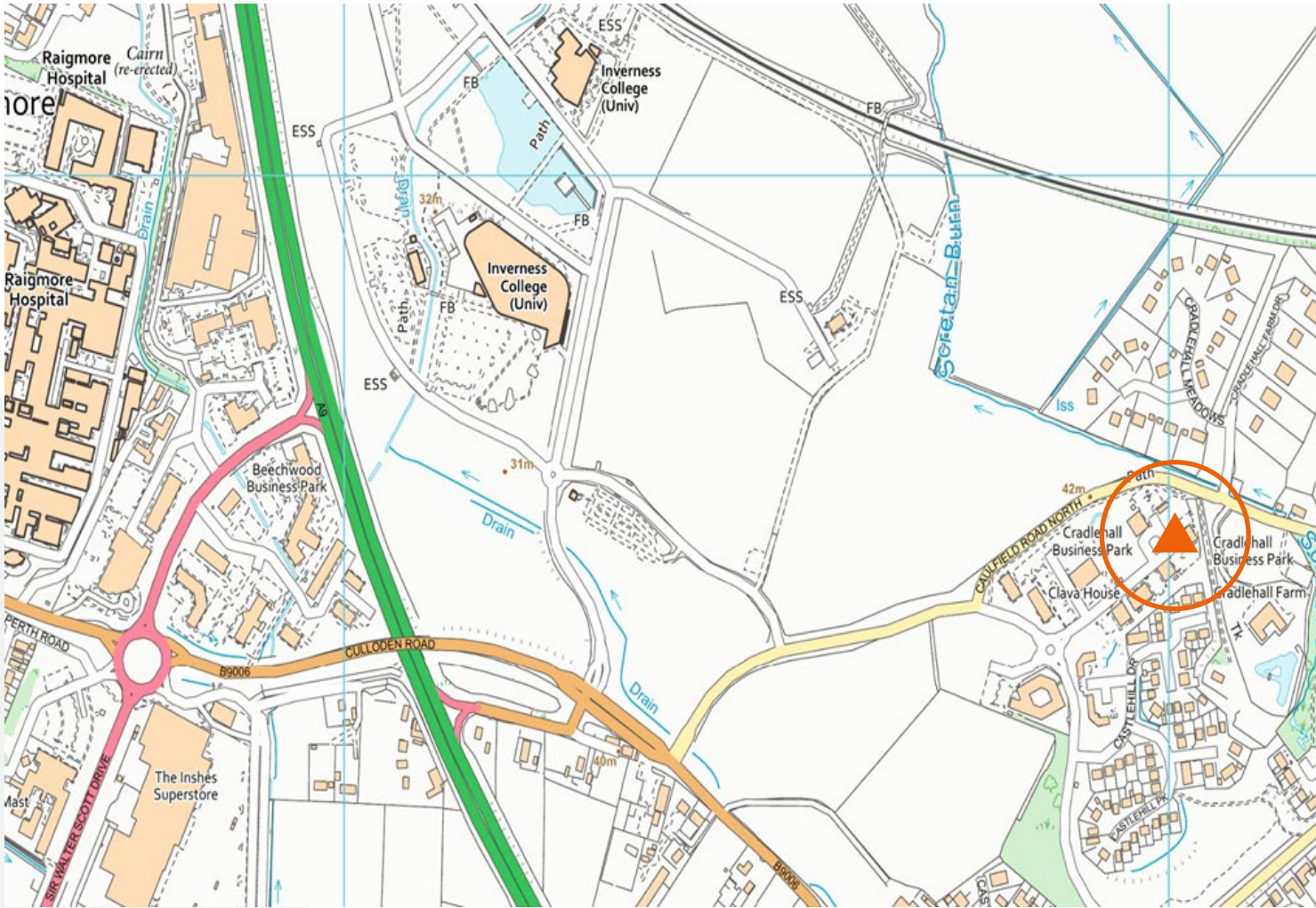
Our Client’s heritable interest in the property is available “For Sale” with offers over £195,000, exclusive of VAT invited.

**LEGAL COSTS**

Each party to pay their own legal costs. The purchaser will be responsible for any LBTT, Registration Dues and VAT.

**VAT**

This will be payable on the purchase price.



**For further information or viewing arrangements please contact the agents:**

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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