

**REDUCED
SALE PRICE**

OFFICE

- > FIRST, SECOND AND THIRD FLOORS
- > GIA EXTENDS TO 7,543 FT²
- > PRIME CITY CENTRE LOCATION
- > REDEVELOPMENT POTENTIAL, STP
- > LET UNTIL JUNE 2024 (£45,000 PA)
- > OFFERS OVER £295,000 INVITED
- > VAT FREE SALE



FOR SALE / MAY LET



www.rennieproperty.co.uk

YORK HOUSE, 20 CHURCH STREET, INVERNESS, IV1 1ED

CONTACT: Neil Calder | n.calder@shepherd.co.uk | Tel: 01463 712239 | M: 07551 173667
Linda Cameron | linda.cameron@shepherd.co.uk | Tel: 01463 712239 | M: 07789 004260
Sandy Rennie | sandy@rennieproperty.co.uk | M: 07766 357953



www.shepherd.co.uk

LOCATION

The city of Inverness is the commercial and administrative centre for the Highlands and Islands of Scotland with a resident population in excess of 65,000. The city has a catchment population of 350,000 and is a popular tourist destination.

The subject property is located on the eastmost side of the pedestrianised section of Church Street at its junction with Baron Taylor's Street, a short distance from the main High Street within the city centre. Church Street connects to both Union Street and Queensgate which connect directly to Academy Street the main thoroughfare through Inverness city centre.

Inverness railway and bus stations are within close walking distance of the property as is the main Eastgate Shopping Centre and all other city centre amenities. Inverness Airport is located at Dalcross approximately 10 minutes drive to the east of the city.

The neighbouring area to the subjects comprises the Victorian Market, a mix of both national and local traders, a selection of pubs and restaurants as well as a number of city centre hotels.

DESCRIPTION

The property comprises first, second and third floor offices within a corner terrace building of traditional stone and slate construction. Access to the upper floor is via an attractive arched recessed entrance at ground floor level with stone steps up to double timber entrance doors leading into a vestibule and stairs to the first floor. The building is not Listed but does sit within a conservation area.

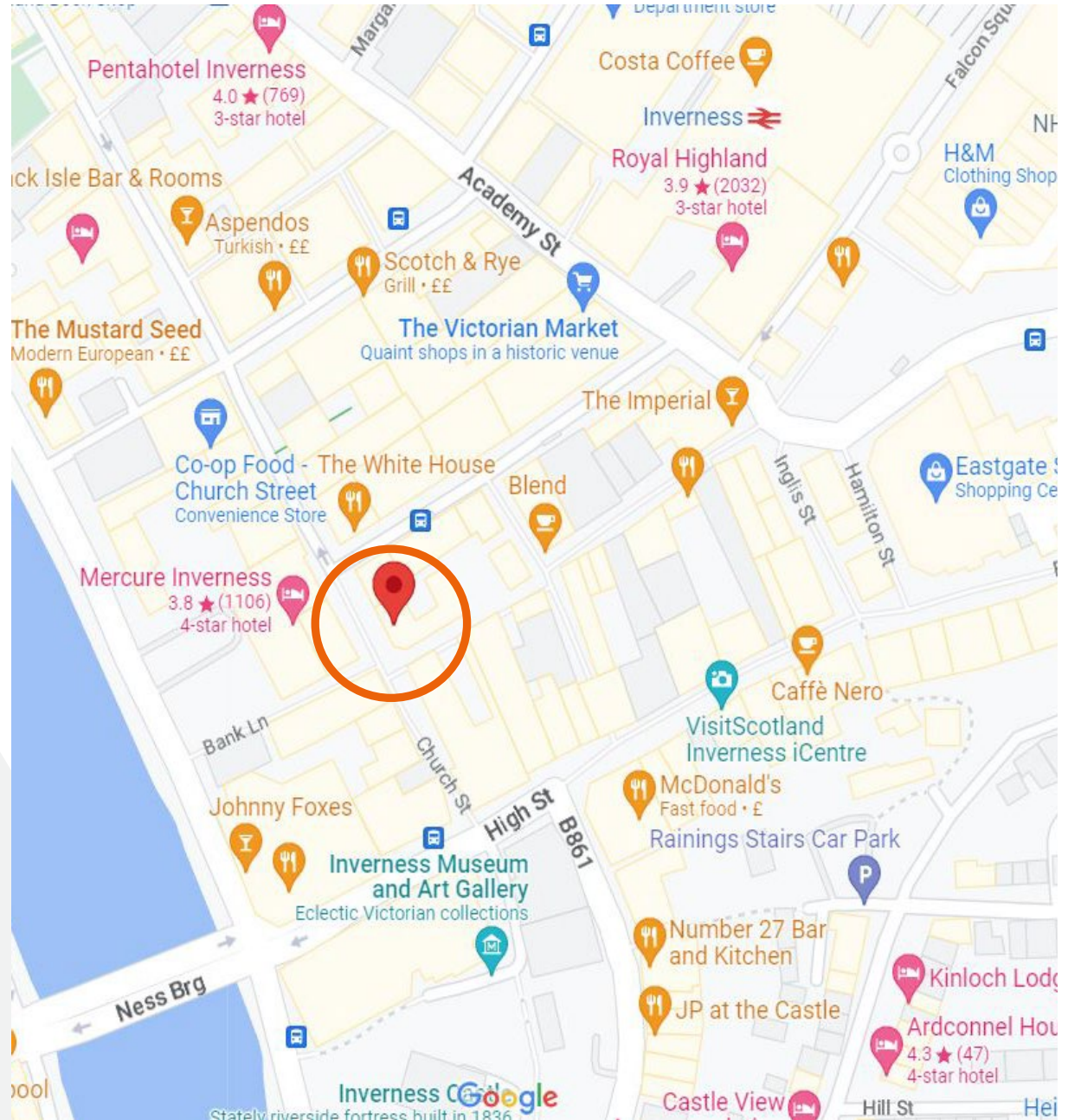
The accommodation retains many original features and is set out as cellular offices with staff ancillary facilities arranged around central staircases on each floor. The current floor layouts are shown on the floor plans overleaf.

FLOOR AREA

The approximate Net Internal Areas are as follows:-

FLOOR	M ²	FT ²
First Floor	172.10	1,852
Second Floor:	147.62	1,589
Third Floor:	136.50	1,470
Total:	456.21	4,911

The Gross Internal Area extends to circa 700.76 m² (7,543 ft²).



CURRENT FLOOR LAYOUT PLANS

Ground Floor & First Floor



Second Floor



Third Floor











EPC

The property has a current EPC Rating of: "F". The EPC Certificate and Recommendations Report are available on request.

PLANNING

The property is currently occupied as offices benefiting from Class 4 (Business) planning use consent.

Other potential uses including conversion to residential (flats), hotel, hostel or tourist accommodation may be possible, subject to securing the appropriate Planning Permission from The Highland Council. Please discuss any proposals with the marketing agents.

BUSINESS RATES

The property is entered in the current Valuation Roll with an NAV/RV of £32,000.

CURRENT LEASE - SHORT TERM INCOME

A lease in respect of the subjects is currently in place to Ledingham Chalmers LLP at a rental of £45,000 per annum, exclusive of VAT, which runs until 6th June 2024.

SALE TERMS

Our client's Heritable Interest with the benefit of the existing lease is available For Sale at **OFFERS OVER £295,000**, exclusive of VAT.

LEASE

Our client may consider a lease option over the property. Please discuss any proposals with the marketing agents.

VAT

The property is not elected for the purposes of VAT, therefore VAT will not apply to any sale. The sale could be treated as a TOGC.

COSTS

Each party will be liable for their own legal costs. In the normal manner. The purchaser will be responsible for LBTT, Registration Dues and VAT (where applicable).



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

**Neil Calder / Linda Cameron, Shepherd Chartered Surveyors, Mulberry House, 39/41 Harbour Road, Inverness, IV1 1UA
n.calder@shepherd.co.uk | 07551 173667 | linda.cameron@shepherd.co.uk | 07789 004260**

**Sandy Rennie, Rennie Property Consultants, The Office, Ben View House, Lentrans, Inverness, IV3 8RL
sandy@rennieproperty.co.uk | 07766 357953**

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. Publication Date: January 2024

