

## 1-3 CHURCH STREET INVERNESS

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### **City Centre Office** **Modern First Floor Space**

**148m<sup>2</sup> / 1,591 ft<sup>2</sup> or thereby in terms of IPMS3**  
**Rent £23,000 per annum**

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### Description:

The subject comprises a first-floor open plan office space within the city Centre. Easily accessible from all forms of local public transport. The office contains welfare facilities including a disabled shower room toilets, kitchen, and lift access. In addition to secure video entry system, LG7 lighting and mechanical ventilation. It has a modern, clean aesthetic and décor which was fully refurbished in 2016.

### Location:

The subject is located at the southern side of Church Street in close proximity to Inverness High Street and all City Centre amenities. Inverness is regarded as the Capital of Highland and is the administrative centre for the area. Inverness is one of fastest growing cities in the UK in recent years. Known for its high quality of life and idyllic location.



### Floor Area:

The Subjects extend to 148 m<sup>2</sup> / 1,591 ft<sup>2</sup> or thereby measured on the basis of IPMS 3. Indicative floorplan is available upon request.

### Service Charge:

A service charge applies in respect of common areas for the larger subject. Details are available upon request. Approximately £13,500 per annum in 2024/25.

### EPC Rating:

Rated E.

### Rent:

A rental of £23,000 exclusive of VAT per annum is sought.

### Lease Terms:

The Subjects are available for flexible lease terms on a standard full repairing and insuring lease.

### Rates:

The Ground, Mezzanine & First Floor offices are currently entered in the valuation roll at £56,500. The Rateable Value will need to be re-assessed on completion of the letting, however on the current figures the Rateable Value will be in the region of £21,000 for the first floor.

### Use:

The existing use of the property is for office accommodation. The Subject may lend itself for alternative use. Interested parties are advised to contact the Planning and Building Standards office to discuss their proposed use.

### Date of Entry:

To be agreed by mutual agreement.

### Costs:

The tenant will be liable for their own and the landlord's legal fees. The tenant will also be liable for any LBTT, Registration Dues and any VAT thereon.

### Viewing Arrangements:

Viewing is strictly by appointment (Monday to Friday between 9 am to 5 pm). Please contact William Crombie on 07443190292 or e-mail: [william.crombie@highland.gov.uk](mailto:william.crombie@highland.gov.uk).

