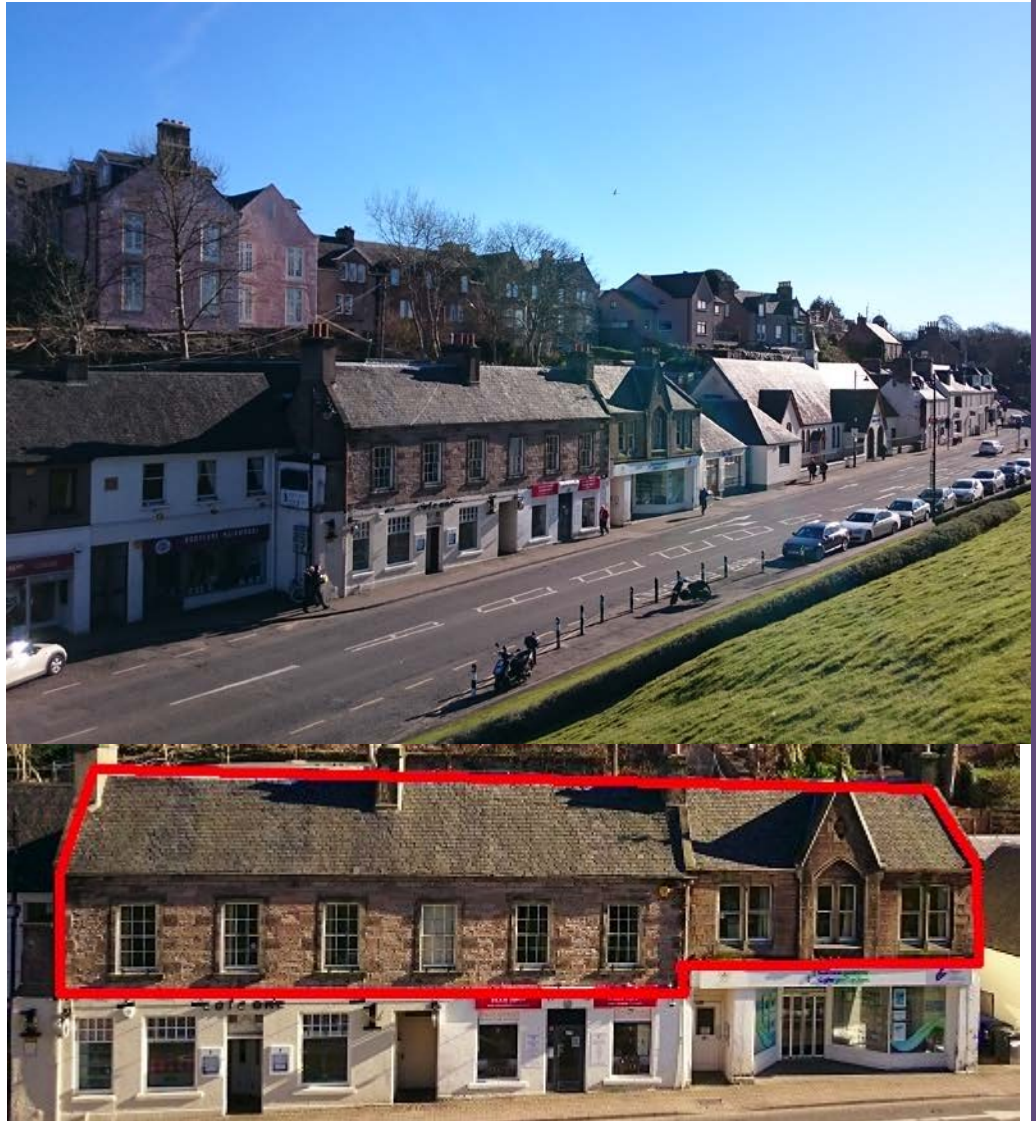


**81A CASTLE STREET, INVERNESS  
OFFICE OR POTENTIAL REDEVELOPMENT**

Tel: (01463) 702217 Email: [property.sales@highland.gov.uk](mailto:property.sales@highland.gov.uk)

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**CLOSING DATE – FRIDAY, 27 MAY, 2016 AT 12.00 NOON**

**OFFERS OVER £100,000**

For further information and viewing arrangements – Development &  
Infrastructure, HQ, Glenurquhart Road, Inverness, IV3 5NX  
Telephone: 01463 702217

**DEVELOPMENT AND INFRASTRUCTURE**

Web: [http://www.highland.gov.uk/directory/24/property\\_for\\_sale](http://www.highland.gov.uk/directory/24/property_for_sale)

## DESCRIPTION

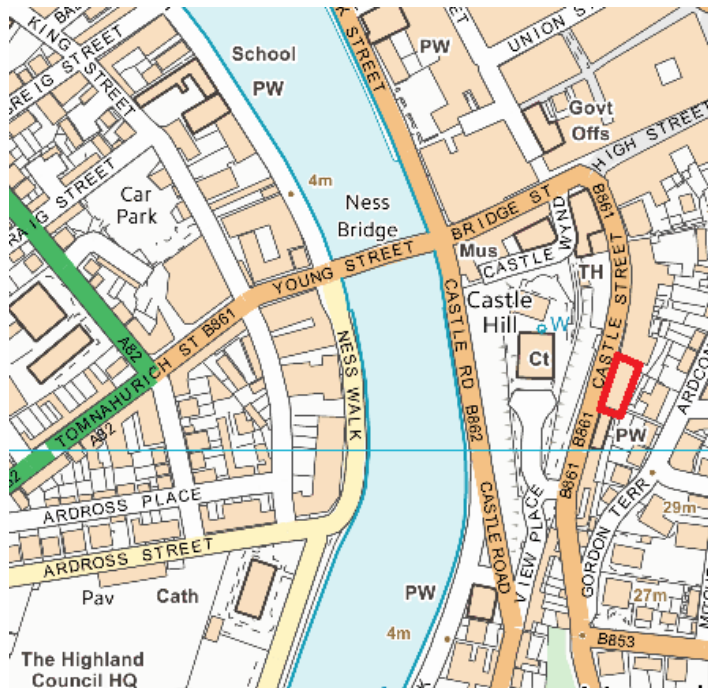
The office is directly opposite Inverness Castle and comprises an end terraced traditional two storey stone and slate building dating from the late 19<sup>th</sup> century. The property has been extended to the rear with the addition of a concrete frame extension cutting the hillside. Internally the property provides a range of office accommodation. The floor extends to a net internal area (NIA) of 294sq.m (2,577 sqft).

Subject to planning permission the property may be suitable for alternative use including residential or holiday accommodation.

## LOCATION

The subject property is prominently located on the east side of Castle Street, a busy thoroughfare within Inverness city centre. Surrounding properties on Castle Street comprise a mixture of office, residential, restaurant and retail. Inverness is the capital city of the Highlands of Scotland with a population of approximately 60,000.

Inverness benefits from excellent road links with A9 Trunk road linking south towards the central belt and North towards Wick. The A96 road links the city east towards Aberdeen and the A82 Trunk road links west towards Fort William. Inverness has a main bus station and rail station benefitting from regular services to the rest of Scotland. The main regional airport is located at Dalcross approximately 7 miles to the east of the city.



## ENERGY PERFORMANCE CERTIFICATE

The property has a rating of G

## RATING

The rateable value is currently £24,500. Interested parties should make their own enquiries to the Highland & Western Isles Valuation Board Tel: 01463 703340, email: [assessor@highland.gov.uk](mailto:assessor@highland.gov.uk)

## PLAN AND EXISTING LAYOUT



## DATE OF ENTRY

Property will be vacated Summer 2016 and entry to the subjects will be given upon conclusion of the transaction.

## SERVICES

The property benefits from mains supplies water, electricity and gas with drainage to the main sewer.

## VIEWING

By prior appointment with Highland Council. Please contact Kenneth Forbes on 01463 702217 or e-mail [kenneth.forbes@highland.gov.uk](mailto:kenneth.forbes@highland.gov.uk)

## SUBMISSION OF OFFERS:

A Closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers must "note interest" in writing in order to receive a letter drawing their attention to the closing date. All offers must be submitted in proper Scottish Legal form in a sealed envelope addressed to: Kenneth Forbes, Development and Infrastructure, The Highland Council, Glenurquhart Road, Inverness, IV3 5NX

**Offers should be clearly marked "PRIVATE AND CONFIDENTIAL – \*81A CASTLE STREET, INVERNESS"**

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.  
**Emailed or faxed offers will not be accepted.**