

**5 Ardross Street, Inverness, IV3 5NN**

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**City Centre Office Building**  
**Extends to 119 sqm or thereby**

**£15,500 Per Annum / May Sell**

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[www.highland.gov.uk/propertyletting](http://www.highland.gov.uk/propertyletting)

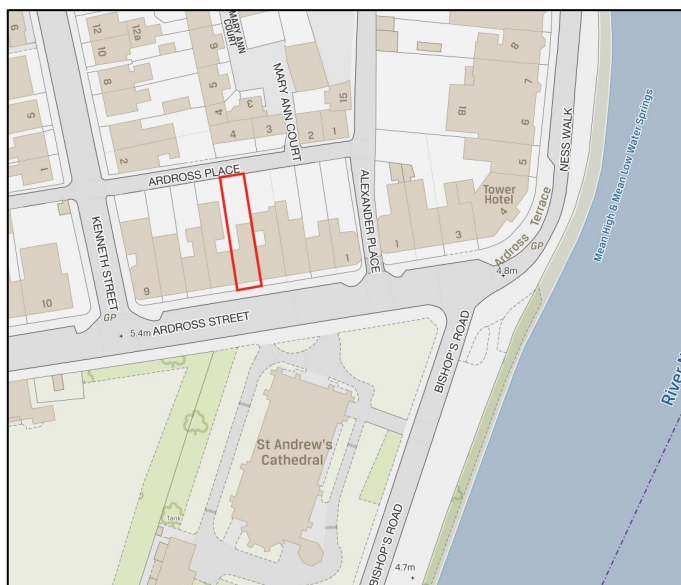
### Description:

The Subject comprises a traditional stone and slate terraced building dated back to 1870s designed by Alexander Ross. Internally the building consists of office accommodation over three floors. The offices are situated at the front of the building, while the welfare facilities, including toilets, kitchen, bike shed and storage, are to the rear.

The Subject comes with an area at the rear of the building which provides approximately 5 informal parking spaces for staffs and visitors. This area also offers the potential for future expansion / redevelopment, subject to the necessary listed building and planning consent.

### Location:

The Category B listed property is situated in the Inverness Riverside Conservation Area, located on the north side of Ardross Street. The property is surrounded by buildings with similar historic characteristics. The majority are occupied as offices and include Surveyors, Solicitors and Local Authority. There is also a mix of hotel and guest house uses in the vicinity. The iconic Inverness St Andrew's Cathedral is directly opposite the property. The city centre with local amenities and public transport including the main Inverness bus and railway station is within walking distance.



### Rates:

The rateable value of the property is £16,000 in the 2017 Valuation Roll.

### EPC Rating:

F

### Floor Area:

The subject extend to 131.25 sqm (1,413 sqft) measured on IPMS 3 basis and the offices are as follows:

	ft <sup>2</sup>	M <sup>2</sup>
<b>Ground Floor</b>		
Office Room 1	183	17.00
Office Room 2	229	21.23
Storage Room (limited use)	12	1.13
<b>First Floor</b>		
Office Room 3	99	9.23
Office Room 4	178	16.54
Office Room 5	166	15.43
Office Room 6 (currently used as pantry)	78	7.25
<b>Second Floor</b>		
Office Room 7	101	9.42
Office Room 8	147	13.66
Office Room 9	189	17.57
Storage Room (limited use)	30	2.786
<b>Total</b>	<b>1413</b>	<b>131.25</b>

### Planning:

The existing use of the property is Class 4 (Business) in terms of Town & Country Planning (use classes) (Scotland) order 1997.

### Viewing Arrangements:

Viewing is strictly by appointment (Monday to Friday between 9 am to 5 pm). Please contact Ricky Cheng on 01463 702228 or e-mail: [ricky.cheng@highland.gov.uk](mailto:ricky.cheng@highland.gov.uk).

### Date of Entry:

To be agreed by mutual agreement.

### Submission of Offers:

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers must "note interest" and only those parties advising of their interest will be notified of the closing date.

All offers should be submitted in standard Scottish legal form upon notification of the closing date. Offers should be addressed to **Ewan Birse, Property Estates, Development and Infrastructure, Highland Council, Glenurquhart Road, Inverness, IV3 5NX** and clearly marked **"OFFER – 5 Ardross Street, Inverness"**.

**Faxed or Emailed offers will not be accepted.**

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.