

**Invergordon Town Hall, High Street  
Invergordon, IV18 0AA**

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**Former Community Centre with  
Development Potential**

**OFFERS OVER £70,000**

To view all property available for sale, please view our webpage:  
[www.highland.gov.uk/propertysales](http://www.highland.gov.uk/propertysales)

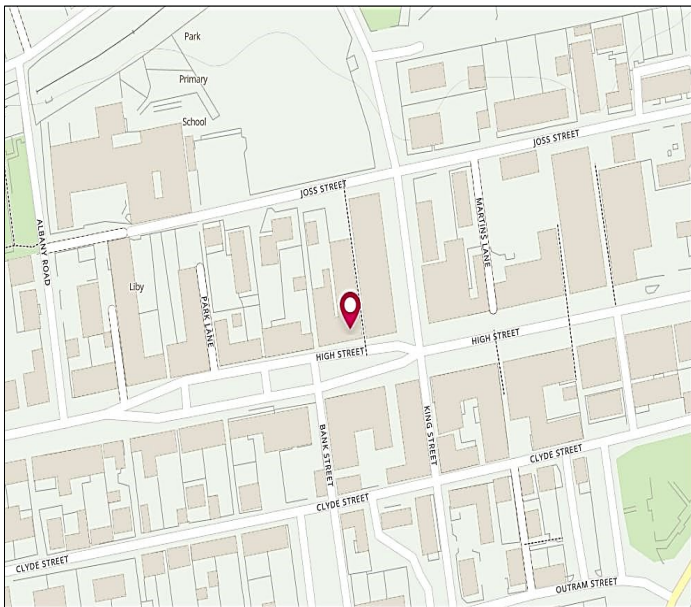
**Description:**

The B-listed building comprises a former cinema/hall and space at rear for car parking. Constructed in 1871, the 2-storey building has an internal floor area of approximately 585m<sup>2</sup>, with a 1 and a half storey extension built to the rear in 1934.

It comprises a stone and slate façade with single glazed wooden casement windows within an advanced centre bay and 3 round-headed keystones. A notable detail of the façade is a relief carving of Neptune with cornucopia in pediment and a pitch and slated roof.

**Location:**

The property is located along the Invergordon High Street, with rear access parking from Joss Street. It is approximately 24 miles North of Inverness City Centre. The area is serviced by railway and offers a wide range of local amenities including shops, cafes, a garden centre, hotels, library, health centre.

**Property Amenities:**

- 99-seat theatre
- Gas and Electric heating
- Fully furnished kitchen
- Functioning Bathrooms
- Furnished theatre room and projector with screen
- Stereo sound system
- First floor office
- First floor hall and storage

**Utility Services:**

The property benefits from mains electricity, water and drainage.

**Rateable Value:**

The property has a rateable value of £12,000.00.

**Planning:**

The property is situated in a town centre, any conversion/change-of-use to commercial such as retail, restaurant or bar would be suitable, subject to planning permission. Potential purchasers considering a change of use or redevelopment, may wish to use the Highland Council's Planning & Development pre-application advice service.

**Viewing Arrangements:**

Strictly by prior appointment with Highland Council. Please contact Aaron Duncan on 07799 048230 or email [Aaron.Duncan@highland.gov.uk](mailto:Aaron.Duncan@highland.gov.uk) or alternatively contact Ewan Birse by emailing [Ewan.Birse@highland.gov.uk](mailto:Ewan.Birse@highland.gov.uk) or by telephoning 01463 702442.

**Submission of Offers:**

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers should "note interest" to be notified of any closing date.

All offers should be submitted in standard Scottish legal by email to [property.offers@highland.gov.uk](mailto:property.offers@highland.gov.uk).

**Faxed 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.

**Date of Entry:**

Entry to the subjects will be given upon conclusion of the transaction.

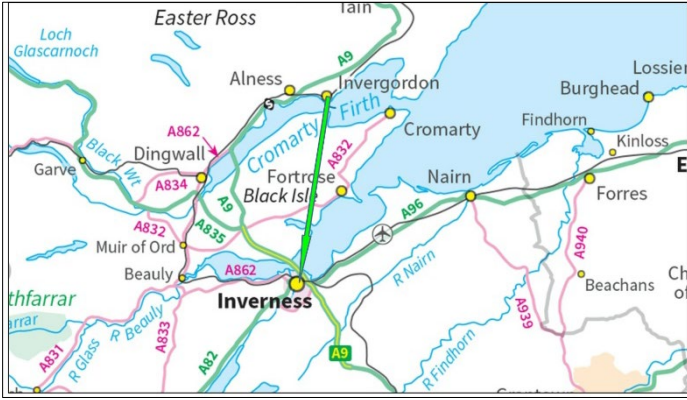
**Asking Price:**

Offers over £70,000.00 are invited.

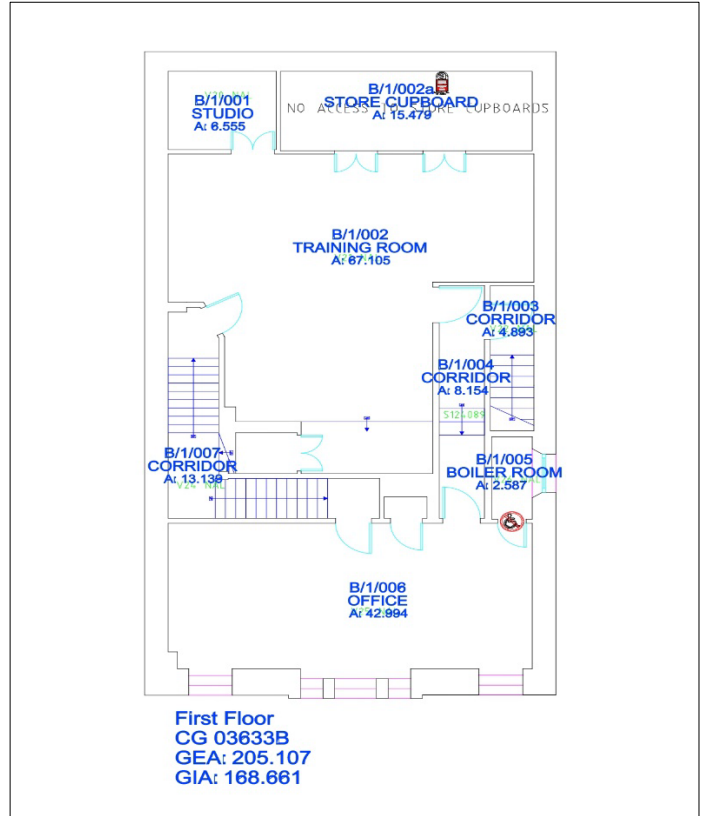
**EPC Rating:**

G

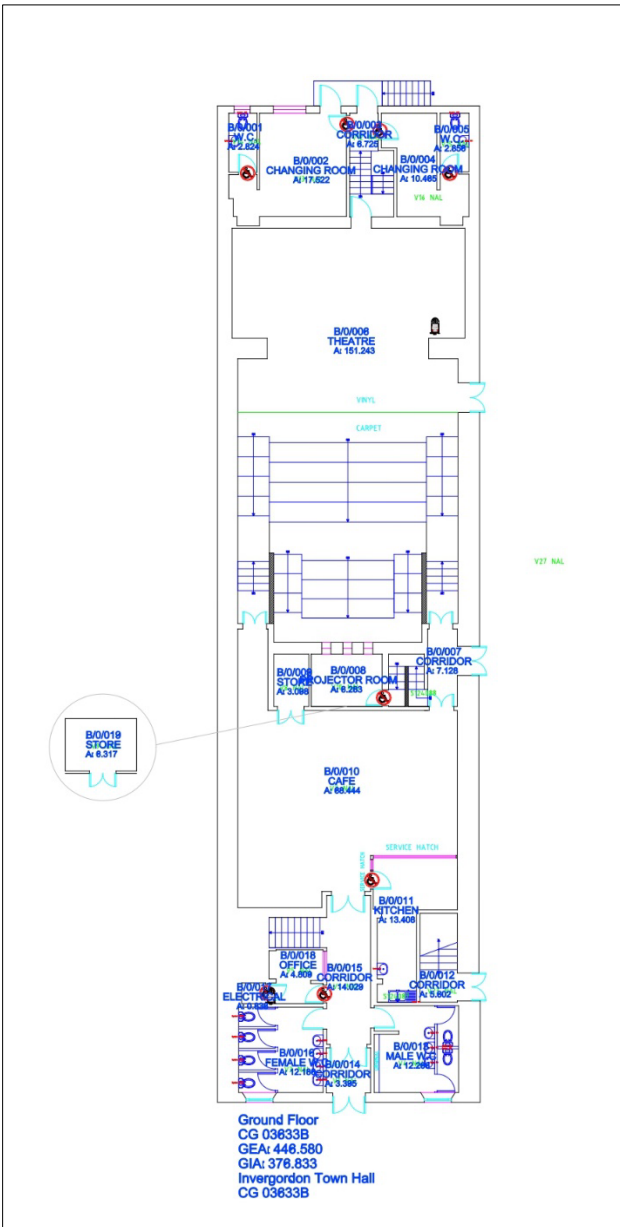
**Area Map:**



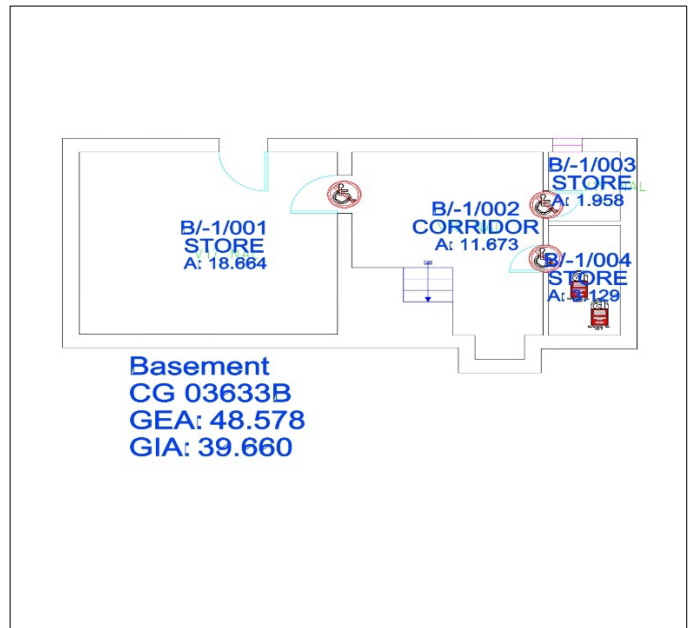
**Floor Plan- First Floor:**



**Floor Plan- Ground Floor:**



**Floor Plan- Basement**

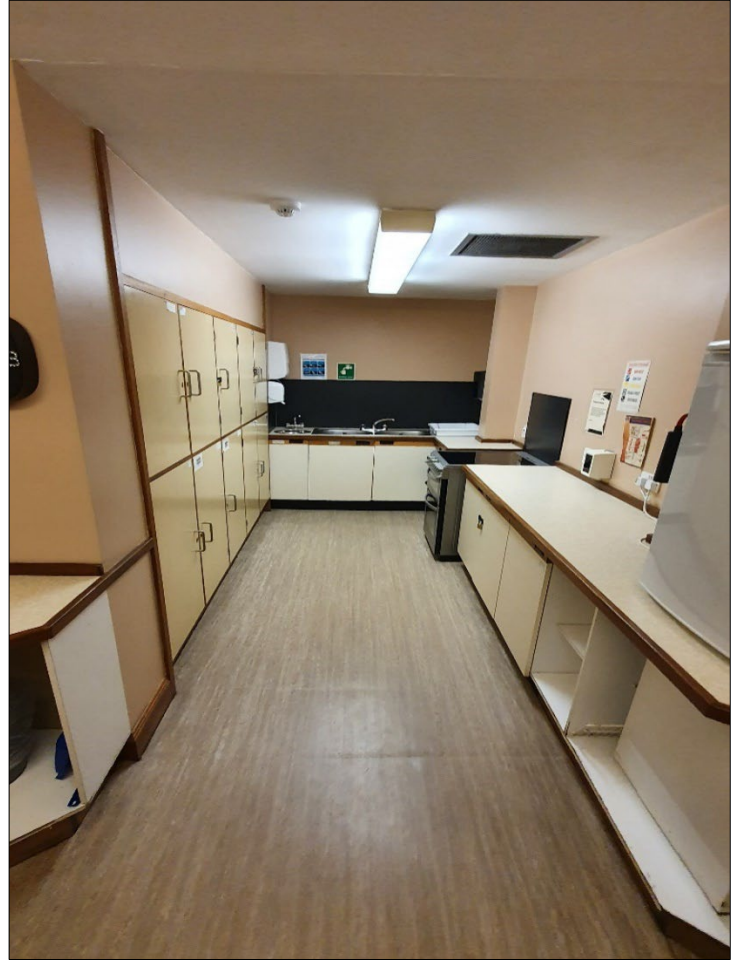


The information contained in these particulars does not form part of any offer or contract. The seller can give no warranty as to the condition of the property offered for sale or services contained therein. Descriptive details including plans are indicative only and are not guaranteed. Prospective purchasers are invited to seek verification of material facts as appropriate. Whilst these particulars are believed to be correct, it should be noted that they are for the guidance of prospective purchasers only. The accuracy of information is not warranted or guaranteed and intending purchasers should satisfy themselves by inspection or by consultation with a Professional Advisor. No member of staff of Development & Infrastructure, Highland Council has any authority to make or give any representation or warranty in connection with this property. The property will be sold in its present condition. Date of preparation - November 2022

**Street View of Property:**



**Ground Floor- Kitchen:**



**Rear of Property:**



**Ground Floor- Theatre:**



**First Floor- Office:**



**First Floor- Training Room**

