

**Anderson Centre, Albany Road,  
Invergordon IV18 0HA**

**To Let / Airson Mài**



**Versatile Commercial / Community Space**  
**Gross internal area: 111 sq.m or thereby**

**Offers over £4,000 per annum, exclusive of VAT**

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

## Description:

Internally the property comprises a large entrance vestibule leading to the primary open space with kitchen facilities. Additional accommodation includes a former garage, which is accessed from the primary space by an internal timber ramp. Toilet facilities comprise one male and one female cubicle, as well as a unisex accessible facility.

This versatile property is suitable for a variety of community or commercial uses.

## Location:

The former Anderson Centre is located on Albany Road in the town centre of Invergordon. Invergordon is 25 miles north of Inverness by road, just off the A9 trunk road and the property is a 5-minute walk from Invergordon train station.



## Planning:

Prospective tenants will need to satisfy themselves in this regard, but as the property is located within the Invergordon Town Centre planning area, it is understood that most commercial uses may be considered. The Inner Moray Firth Local Development Plan, available on the Council's website has further information.

## Size:

The gross internal area (GIA) of the property is approximately 111m<sup>2</sup>.

## EPC Rating: B

**Rateable value:** £4,500.

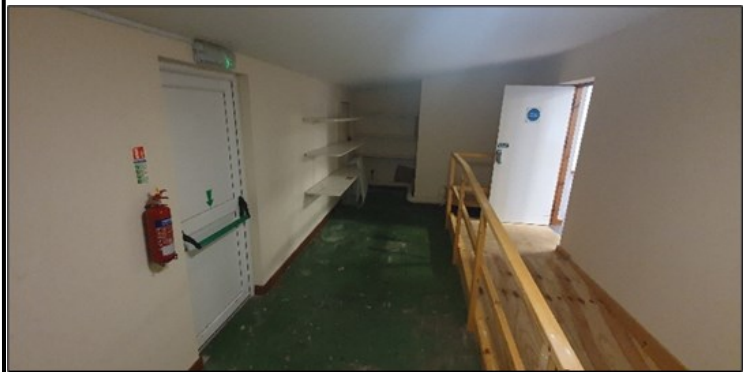
## Lease Terms & Conditions:

We are offering the property for lease on tenant full repairing & insuring terms for an initial period of three years.

You will be responsible for meeting all the legal costs of preparing the lease. You will also be liable for any LBTT, Registration Dues and VAT thereon.

## If you are interested in leasing this property:

To express your interest or schedule a viewing, please contact Highland Council on (01463) 702442 or via email to [gary.coutts@highland.gov.uk](mailto:gary.coutts@highland.gov.uk).



## Closing Date for Submission of Offers:

A closing date by which offers must be submitted has been fixed for **12pm on 22nd March 2024**.

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

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.

**FAXED OFFERS WILL NOT BE ACCEPTED**

The property is offered for let in its current condition and Highland Council can give no warranty as to its condition or the services contained therein. The information contained in these particulars does not form part of any offer or contract. Descriptive details including plans & photographs are indicative only and not guaranteed. Prepared 15/02/2024