

**Retail / Office Space, 1-5 Church Street
Inverness, IV1 1DY**

To Let / Airson Màl



**Modern contemporary City Centre location
Ground Floor Retail / Office space with Mezzanine
148 m² and mezzanine 120m² or thereby**

**Rent £35,000 per annum,
exclusive of VAT**

**To view all property available for lease, please visit our
webpage: www.highland.gov.uk/propertyletting**

Location & Description:

The subjects are in close proximity to Inverness High Street and all City Centre amenities. Easily accessible from all forms of local public transport. Inverness is the Capital of the Highlands and is the administrative centre for the area. As the gateway to the Highlands, it is recognised for its high quality of life and idyllic location.

The subjects comprise a ground floor glass fronted small area, 2 small offices, enclosed large rear area with large mezzanine floor, suitable for retail / office use (Class 1A), or restaurant subject to planning. This unit has a door with direct access onto Church Street, suitable for retail custom.

Each floor is self-contained with a meeting room, welfare facilities, including a disabled shower room, toilets, kitchen, and lift access. In addition to a secure video entry system, LG7 lighting and mechanical ventilation. This fully refurbished space features a sleek, modern aesthetic with clean, contemporary décor.

Lease Terms & Conditions:

We are offering the property for lease on tenant full repairing & insuring terms.

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.

Rent, VAT, & Insurance:

You will pay the first quarter's rent and insurance in advance of taking entry and thereafter monthly in advance by Direct Debit. The property rent and insurance are exempt of VAT. The insurance is £414.22 per annum.

Service Charge:

A service charge applies in respect of common areas. Details are available on request. The Service Charge is £13,778.28 per annum, £3,444.57 per quarter. The service charge does not include electricity charges.

Floor Area:

The ground floor area is 148 m² and mezzanine 120m² or thereby, measured on the basis of IPMS 3.

Indicative floor plans available upon request.

Energy Performance Certificate:

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Rateable Value & Annual Business Rate:

Ground floor and mezzanine - £56,500 from 01/04/2026. For further information please contact the Assessor

assessor@highland.gov.uk.

If you believe you may be exempt of liability for Non-Domestic Rates, it is your responsibility to apply for the appropriate exemption.

Up to date information:

<https://www.mygov.scot/non-domestic-rates-calculator>

Are You Interested in This Property:

If you wish to arrange a viewing or request an application pack, please contact Property Letting at Council Headquarters at:

Email: property.letting@highland.gov.uk

Telephone: (01463) 785128 (24 hour voicemail).

Alternatively, if a closing date already has been set, the application pack may be downloaded from www.highland.gov.uk/land-property/commercial-property-sale-rent/2

Your application must be accompanied by a bank reference, confirming your financial standing and your ability to meet the financial obligations of the proposed lease:

And for existing businesses, copies of the last three years certified final accounts;

Or for new businesses, a business plan detailing the first year's anticipated cash flow statement, together with summary figures for years two and three.

It is your responsibility to obtain the reference from your bank.

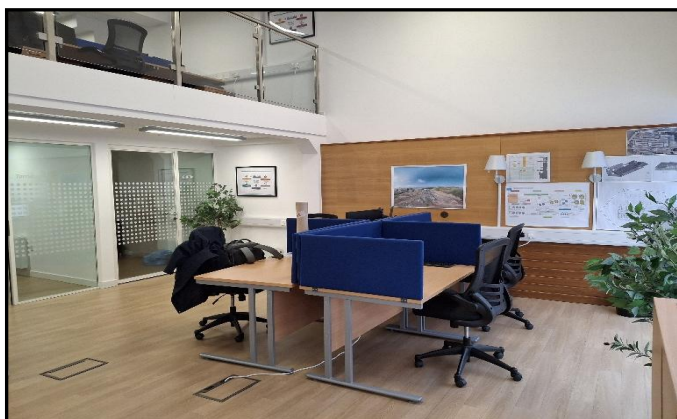
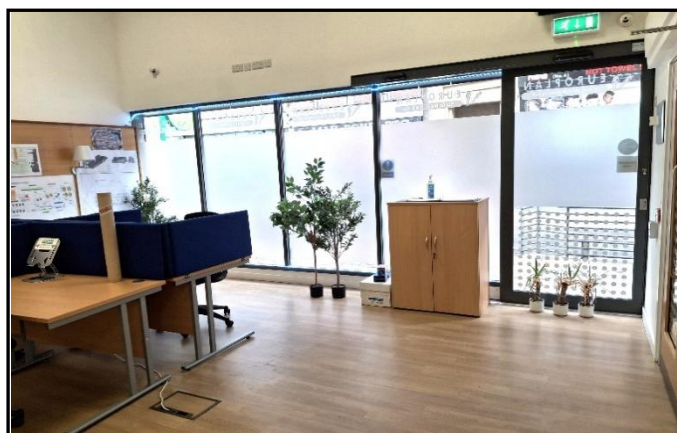
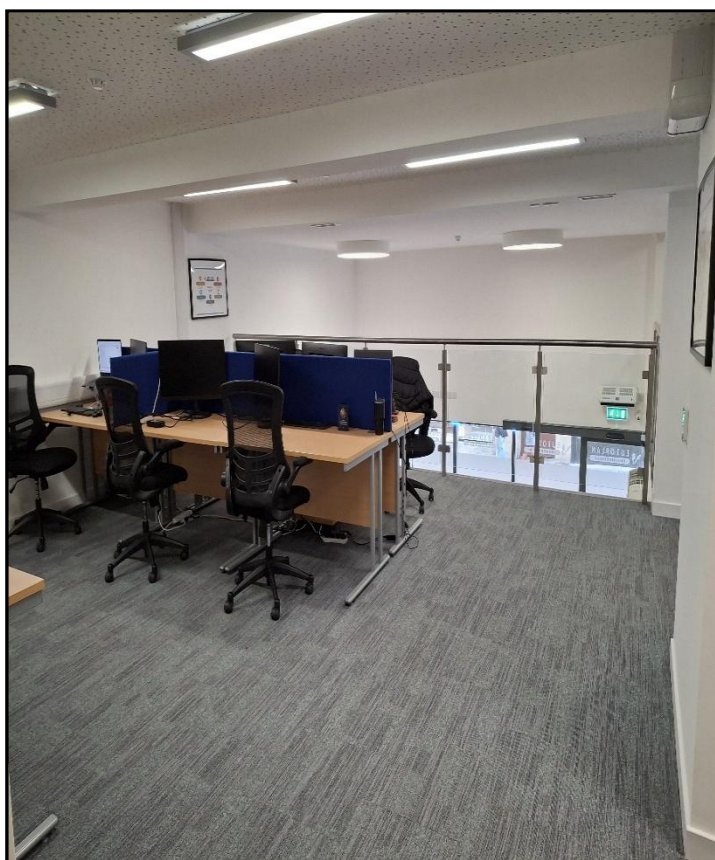
Please email your completed application to: property.offers@highland.gov.uk

Please clearly state **GROUND FLOOR CHURCH STREET, INVERNESS** in the subject line of your email.

All applications properly received by 12 noon on the closing date will be opened and processed.

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 31/03/2026

Ground Floor & Mezzanine, Church Street, Inverness, IV1 1DY



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The Highland Council 100023369