



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 01463 239494 X @Allied_Scotland
www.alliedsurveyorsscotland.com



TO LET

First Floor Offices

46 Church Street, Inverness, IV1 1EH

- ✔ Flexible cellular and open plan office accommodation
- ✔ Prominent location in city
- ✔ Eligible for up to 100% rates relief
- ✔ Available to rent from £12,000 per annum

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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DESCRIPTION

The subjects comprise self-contained first floor offices contained within an intermediate 3 storey and attic terraced building. Internally the property is laid out in a mix of open plan or cellular offices, suitable for a range of occupiers.

LOCATION

The property is located on the East side of Church Street between the junctions with Union Street and Queensgate in Inverness City Centre. Inverness is the commercial and administrative capital of the Highlands. The city benefits from transport links to the rest of Scotland via the main A9 & A96 trunk roads and railway, with an airport located on the outskirts of the city.

ACCOMMODATION

The subjects have been measured on a net internal basis in accordance with the current edition of the RICS Code of Measuring Practice to provide 117.9 sq m (1,269 sq ft) of accommodation comprising the following:

First Floor

Inner hallway, open plan office/reception, 5 cellular offices, kitchenette and 2 WC's.

An indicative floor plan is available on request.

UTILITIES

The property has connections of mains water, electricity and drainage. Heating is provided by a series of electric heaters throughout the offices.

RENTAL TERMS

The subjects are available to lease at an annual rental of £12,000 per annum on fully repairing and insuring terms.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £11,500 effective 1st April 2023.

Eligible occupiers may benefit from up to 100% rates relief under the Small Business Bonus scheme. Further details regarding eligibility can be obtained from the local authority.

EPC

The Energy Performance Certificate rating is 'F'.

LEGAL COSTS

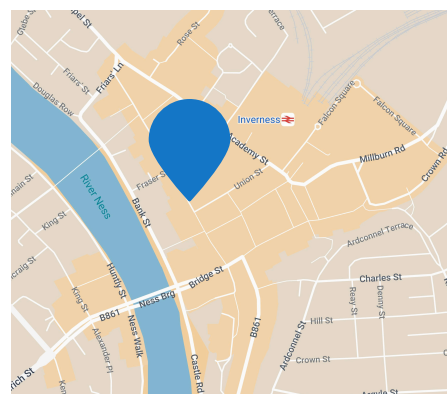
Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

ENTRY

On completion of legal formalities.

AML REQUIREMENTS

To satisfy our money laundering requirements, once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole agents, Allied Surveyors Scotland

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