


Inverness City Suites

 Inverness, Scotland, IV1 1HY and IV2 4FN

Established Luxury Serviced Apartment Group

For sale as a group or in two lots



Location

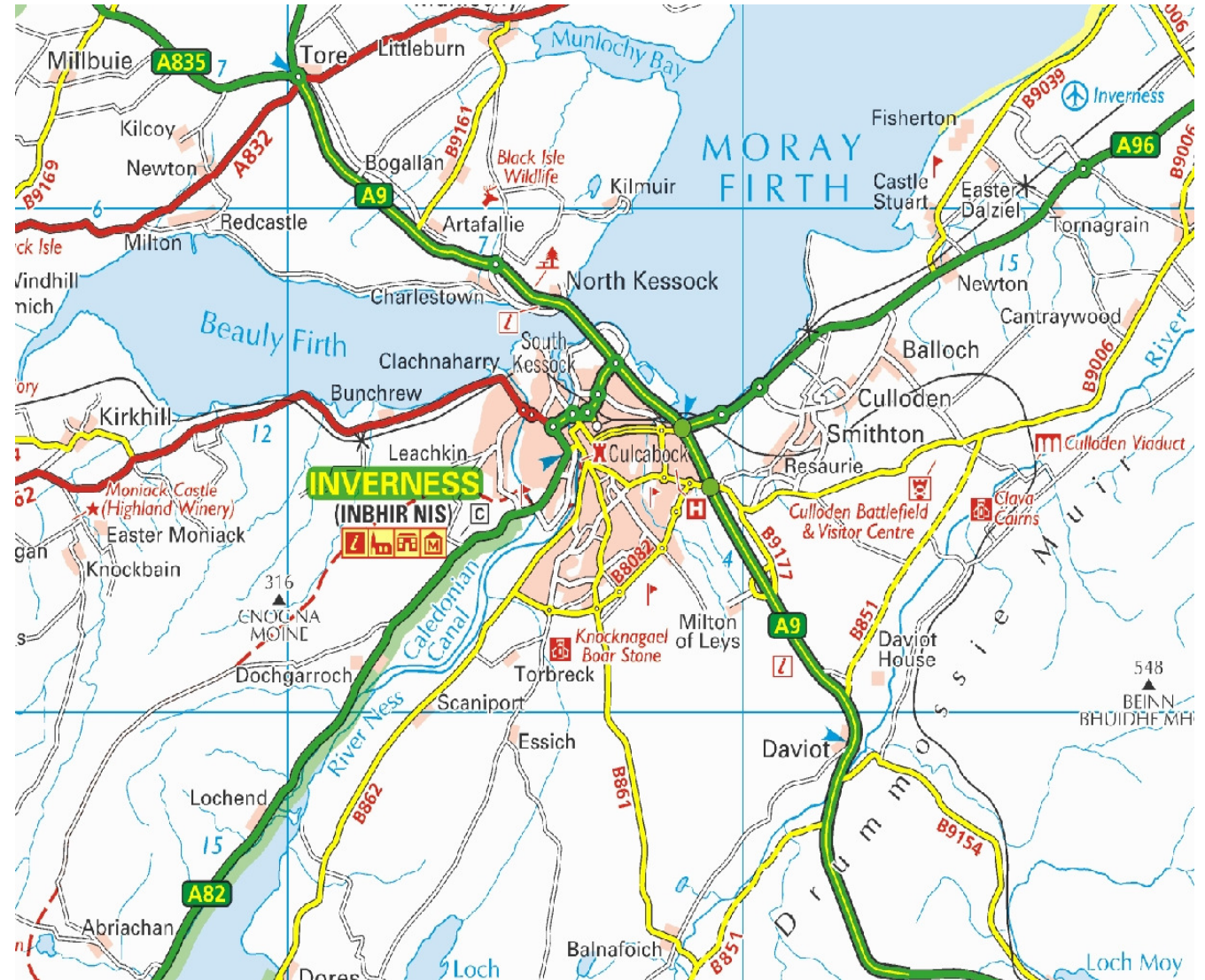
Inverness is known as the capital of the Highlands and is a major hub for business and tourism in the area. As one of the fastest growing cities in Europe, it has a long history as a regional centre for the oil and gas industry and more recently for the burgeoning renewable energy sector. The city is also the administrative hub for the Highland Council and thus provides an important central focus for the region.

Inverness and Cromarty Firth Green Freeport, Free Trade Zone, is also bringing significant numbers of multi-national engineering and fabrication work to the regional economy.

As a tourist hub Inverness is the start and finish point for the NC 500 whilst being on the doorstep of stunning Loch Ness, the home of the legendary monster. Other outstanding areas surround the city serve the international and domestic tourist markets with activities such as golf, fishing and walking as well as historical sites such as the site of the Battle of Culloden. The City and surrounding areas are also a hive of activity for the Whisky and other distillery businesses and increasingly provide year round business to the local accommodation markets.

The Castle within the city is currently being refurbished and along with its gardens will be the focal point of a visitor attraction "Inverness Castle Experience" to be launched in 2025.

The city has superb transport links with its own award-winning international airport just outside the city, fast train links to Edinburgh, Glasgow and beyond to London and excellent road connections along east and west coast routes as well as the main A9 leading south to the Cairngorms National Park and Aviemore.





The Opportunity

Inverness City Suites has been trading successfully since 2011 in two central Inverness locations. In total there are 11 apartments (10 x two bed and 1 x one bed) which occupy two excellent locations within Inverness.

The High Street Apartments (1 x one bed and 5 x two bed two bath) are self-contained and located in the very heart of the city close to the Castle opposite the "Town House" and within the central shopping area. There is free secure parking close-by. The business client base is a healthy mix of long stay, blue chip companies and high-end tourism, with average annual occupancy per apartment at an enviable 80%.

The Hedgefield Apartments are a short 15-minute walk from the centre and provide a more relaxed experience with the benefit of dedicated parking within a modern residential apartment development. The apartments each have a short term let licence.

The current Directors now wish to retire and are seeking offers for the Group or for the two separate locations.

Trading information will be supplied to suitably qualified parties after completion of a non-disclosure agreement.

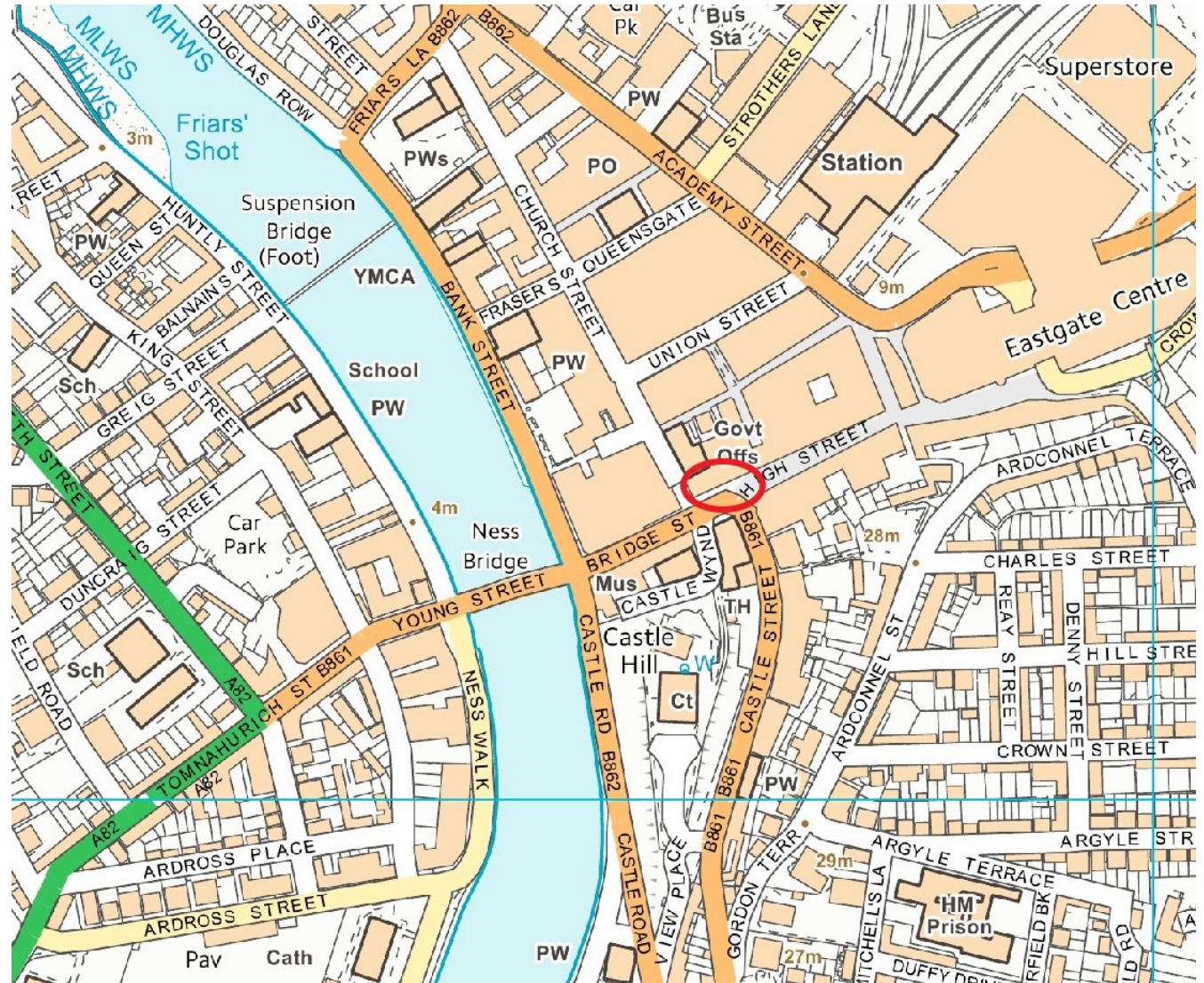
Inverness City Suites Website <https://www.invernesscitysuites.com/>

High Street Apartments

2-7 High Street, IV1 1HY

The High Street Apartments are self-contained and located in the very heart of the city close to the Castle opposite the "Town House" and within the central shopping area. There is secure parking close-by.

The entrance from street level leads up to a small reception area and then by a wide staircase to the apartments on three levels. There is no lift within the building, but the staircase is a modern wide design.





Planning

The building was redeveloped as residential in 2010 and has traded for over 11 years as serviced apartments in the current configuration. The operation is considered to be a self-contained aparthotel and there is no requirement for a short term let licence.

Tenure

Freehold which excludes the ground floor retail unit

Fixtures, Fittings and Equipment

The apartments are to be sold as fully equipped trading serviced apartments.

Staff

The Directors provide back of house support services supported by a Reception Supervisor and a team of four housekeeping staff, who would be required to transfer under TUPE regulations.

Services

All mains services are available with gas central heating provided individually to each apartment.

Business Rates

Each apartment is individually Non Domestic Rated.

Schedule of Accommodation:

Flat Number	Layout	Floor Area (sqm)
2	1 bed 1 bath	63
3	2 bed 2 bath	111.4
4	2 bed 2 bath	85
5	2 bed 2 bath	112.7
6	2 bed 2 bath	99.2
7	2 bed 2 bath	112.7
Total	11 bedrooms	584
	With existing sofa-beds can accommodate 35 guests	

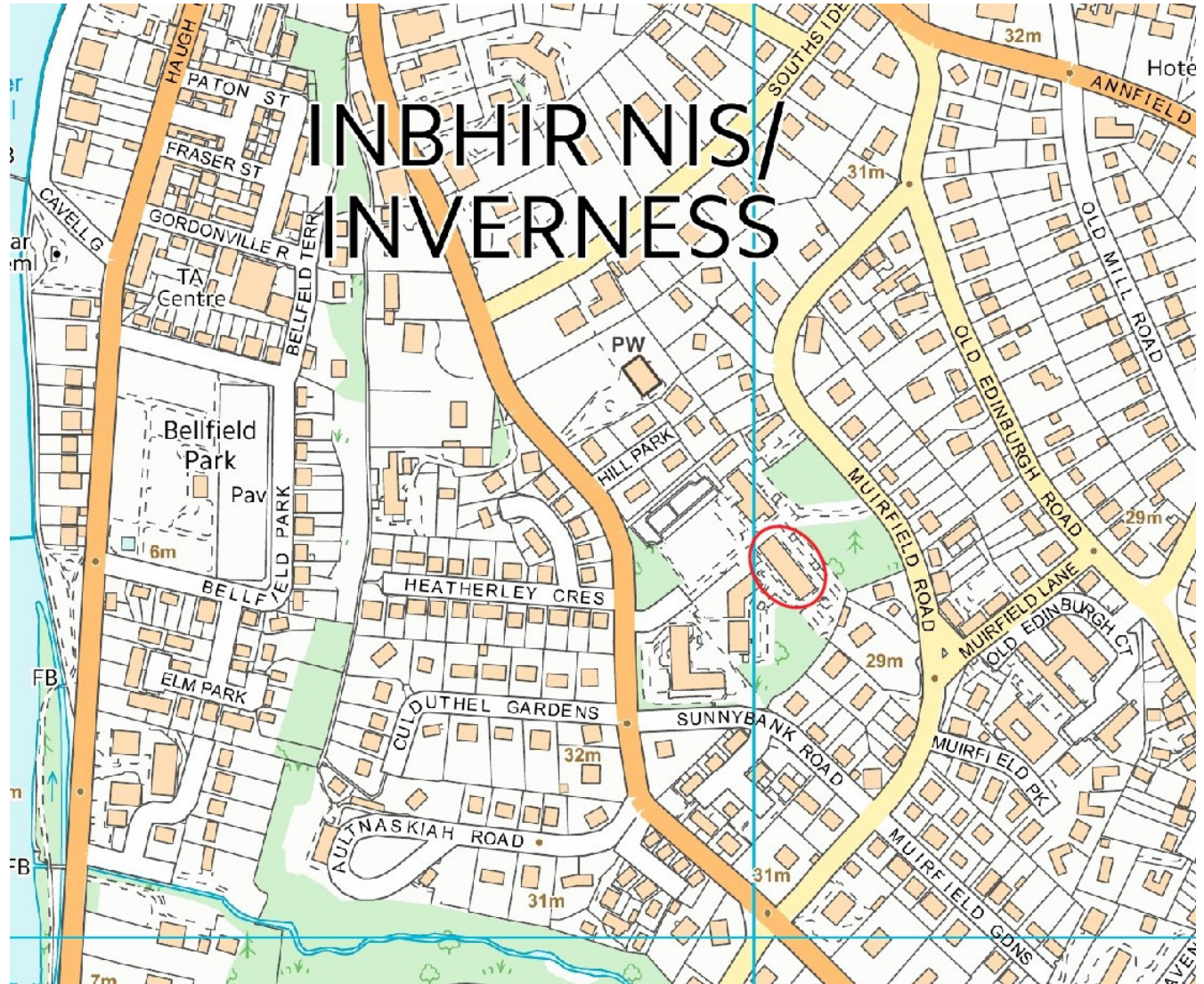
Each apartment has an open plan layout with a fully equipped kitchen, washer and dryer, with wifi, 42" TV and DVD. The bedrooms all have quadruple glazing and TVs.



Hedgefield Apartments

Culduthel Road, IV2 4FN

The Hedgefield Apartments are individual units within one larger block of the Hedgefield development, a short 15 minute walk (or three minute drive) from the city centre. This smart modern development is set amongst extensive gardens and provides ample free parking.





Planning

The apartments form part of the wider residential development and have traded since acquisition (2017 – 2022) as serviced apartments with the current configuration. Each apartment has a short term let licence.

Tenure

Freehold

Fixtures, Fittings and Equipment

The apartments are to be sold as fully equipped trading serviced apartments.

Staff

The Directors provide back of house support services supported by a Reception Supervisor and a team of four housekeeping staff, who would be required to transfer under TUPE regulations.

Services

All mains services are available with gas central heating provided individually to each apartment.

Business Rates

Each apartment is Non Domestic Rated.

Schedule of Accommodation:

Flat Number	Layout	Floor Area (sqm)
12	2 bed 2 bath	72
13	2 bed 2 bath	72
25	2 bed 2 bath	72
27	2 bed 2 bath	72
29	2 bed 2 bath	72
Total	10 bedrooms	360
	With existing sofa-beds can accommodate 28 guests	

The apartments offer a variety of layouts with a fully equipped kitchen, washer & dryer as well as 40" Smart TV.



Contact

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