



105 & 107 Castle Street, Inverness, IV2 3EA

- Prime City Centre Location
- Rental: On Application
- Gross Internal Area (GIA) 160 sq. m / 1,722 sq. ft or thereby.
- Smaller Requirements may be available



LOCATION

The property is located with frontage directly to the pavement on Castle Street within the city centre of Inverness. Castle Street is located off High Street and is one of the main thoroughfares through the town centre heading south in the city. The property also sits opposite Inverness Castle which is currently undergoing redevelopment which is due to open as a tourist destination in the near future.

Surrounding uses nearby are of a mix of retail, restaurants and residential properties.

DESCRIPTION

The property comprises an end-terraced commercial building arranged over three floors. It's previous use was a salon, with treatment rooms located on each level. The layout is flexible, featuring large, partially open-plan treatment rooms, and offers potential for subdivision.

ACCOMMODATION

The total area of the property is 160 sq. m / 1,722 sq. ft or thereby (GIA).

The accommodation can be split up by the following:

Floor	Accommodation	NIA	GIA
Ground	Reception, sales area/salon, toilet and cupboard	31.6 sq m / 340 sq ft	41.3 sq m / 445 sq ft
First	Landing, sales area/salon x2, toilet x2, store, Kitchenette and staff area	49.7 sq m / 535 sq ft	67.4 sq m / 726 sq ft
Second	Landing, sales area/salon x2 and store	33.8 sq m / 364 sq ft	51.2 sq m / 551 sq ft
Total		115.1 sq m / 1,239 sq ft	160.0 sq m / 1,722 sq ft

The property is available to let as a whole or part.

RATEABLE VALUE

The Rateable Value for the property is £9,250.

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.

RENT

On application.

LEASE TERMS

The property is available on full repairing and insuring lease terms subject to landlord approval.

LEGAL COSTS

Each party will be responsible for the own legal costs. Should LBBT or registration dues be applicable, the sub-tenant/assignee will be liable.

VAT

All figures quoted are net of VAT.

EPC

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DATE OF ENTRY

To be agreed.

VIEWING + OFFICE ADDRESS

Graham + Sibbald
Chartered Surveyors
4 Ardross Street
Inverness
IV3 5NN



To arrange a viewing please contact:



Kenny McKenzie

Director

kenny.mckenzie@g-s.co.uk

07803 896 963



Anna Massie

Graduate Surveyor

anna.massie@g-s.co.uk

07803 896 938

IMPORTANT NOTICE

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