

FOR SALE
LEISURE / DEVELOPMENT OPPORTUNITY



167 Culduthel Road
Inverness
IV2 4BQ

- GIA — 2,359.42 sq.m / 25,397 sq.ft or thereby
- Gross Site Area — 3.02 acres or thereby
- Established residential / commercial location
- Close to the Southern Distributer Road (key part of the city's road network)
- Guide Price: On application

LOCATION

Inverness is the Capital city of the Highlands of Scotland with a population in excess of 65,000. The city is located on the banks of the River Ness on the shores of the Moray Firth. There is excellent transport links with the A9 trunk road linking north towards Thurso and south towards Perth, from the A96 linking east towards Aberdeen and the A82 linking west to Fort William.

The site benefits from good access to the trunk road network via the Southern Distributer Road. The Southern Distributer Road now acts as the main link connecting the east and west of the city. Inverness Airport is located 7 miles to the east of the city at Dalcross and provides a range of internal flights across the Highlands as well as a number of other UK and European destinations. Inverness benefits from a busy rail and bus station, both located within the city centre.

The development opportunity is situated to the south of the city centre in a predominantly residential area. The site is bounded to the East by the Inverness Gaelic Primary School and by Highland Council owned land to the south (playing fields). Inverness Royal Academy (secondary school) is adjacent with the housing estate of Holm being nearby.



DESCRIPTION

The property comprises a detached property of steel portal frame construction with a pitched and metal clad roof.

The property has been utilised as a commercial bowling alley for the last 30 years. The property is currently fitted out for this purpose.

The property extends to a gross internal area of 2,359.42 sq.m / 25,397 sq.ft or thereby.

The property has an eaves height of 2.90 m rising to a ridge height of 6.00 m.

The site extends to a gross development area of 3.02 acres or thereby.

There is no Ground Lease in place.

PLANNING

It is envisaged that the property is suitable for an alternative use, however, this is subject to Local Council planning and any purchaser should satisfy themselves in this regard.

GUIDE PRICE

On application

VAT

Applicable.

SERVICES

We understand that the site / property will benefit from connections to utilities and drainage, however, potential purchasers require to make their own enquiries in this regard.

The property currently benefits from a 3 phase electricity supply.

LEGAL COSTS + VAT

Each party will pay their own legal costs. Should LBTT or registration dues be applicable, the Purchaser will be liable.

DATE OF ENTRY

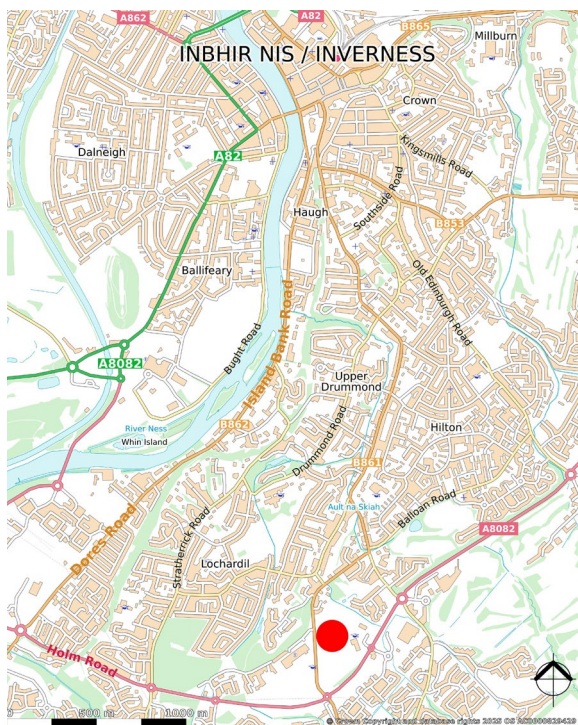
By mutual agreement.

EPC

On application.

VIEWING + OFFICE ADDRESS

Graham + Sibbald
4 Ardross Street
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To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.