



Offers Over  
**£199,500**  
(Freehold)

**24 Harrowden Road,**  
Inverness, IV3 5QN







Ideally positioned rental accommodation business with garden grounds

Attractively appointed 3 bedroom flat, 1 bedroom ensuite

Excellent public rooms including lounge, well-appointed kitchen and modern family bathroom

Quality fixtures and fittings throughout

Current restricted trading model creating sound level of profitability





## DESCRIPTION

24 Harrowden Road is located a few minutes walk from Inverness City Centre. Situated in a popular holiday and residential area, 24 Harrowden is ideally located to offer a selection of potential uses. This attractive late Victorian end of terrace villa enjoys many original features and is presented to a great standard. The quality of the finish can only be fully appreciated by viewing. The property is set over 2 floors and can comfortably sleep between 4 and 6, and sits within private grounds which are mostly set to lawn. The villa has a delightfully spacious lounge, an attractive modern kitchen, 3 well-appointed bedrooms and a family bathroom.

The business is presented with the benefit of a tenant occupying the property under a 6 month lease. Following the example of the previous owners, the current owners have continued to invest in the building ensuring that it is maintained to a great standard.

## REASON FOR SALE

It is the owners desire to retire that brings this property to the market.









## TRADE

The business currently generates its income from longer term lets although it has been utilised as a holiday let in the past. The benefit of the current model is that it does not involve day to day management thus reducing cost and allowing a more hands off management style. In Inverness there is a shortage of letting accommodation during the height of the tourist season and therefore longer-term let income levels are very sustainable. If there was a desire to drive the business, income could be readily expanded via holiday letting, as Inverness is a highly popular destination with business clientele and of course tourists.

## LOCATION

24 Harrowden Road is ideally situated close to Inverness City centre and so is highly convenient for tenants wishing to take advantage of the nearby amenities, shops and restaurants. The city has extensive facilities for visitors boasting two golf courses, an excellent indoor swimming complex, cinema, bowling and many opportunities to enjoy evening entertainment at a range of venues which include Eden Court Theatre. Nearby Cawdor Castle offers a taste of Scotland's medieval past while Culloden Battlefield and Visitor Centre are most popular attractions with both UK and overseas visitors. Whether it is a Whisky Trail, a boat trip on Loch Ness or a visit to one of the many accessible Scottish castles (including Inverness Castle), the property is an ideal base to explore the many visitor destinations within easy reach of the City. The City of Inverness is a vibrant centre of tourism and commerce presenting many opportunities for expanding this established hospitality business.

## THE PROPERTY

24 Harrowden Road is an attractive first floor unit with a 2nd floor bedroom and en-suite. The property was constructed around the turn of the 20th Century and is of stone construction under a pitched slate roof. The property is accessed by a slab path from Harrowden Road. The UPVC front door opens into a lovely hallway from which accommodation on the upper levels is accessed. The whole property comprises 3 storeys of which the upper two storeys are included within the sale.







## First Floor

Entry to the property is via modern white UPVC door. Stairs then lead to the 1st floor where the majority of the accommodation is located. At the top of the stairs is an open hall giving access to all first floor rooms. There are also stairs leading to the 2nd floor from the hallway.

The accommodation on the 1st floor is as follows:

**Bedroom 1:** this is a double room; it is pleasantly decorated and is situated to the rear of the property with great views over the garden. There is ample storage. 3.1m x 3.3m.

**Modern bathroom:** situated next to Bedroom 1, includes a bath with electric shower over, wash-hand basin and WC. This room is very well finished and benefits from being very bright, as a result of both a window and velux. 1.5m x 3.5m.

**Kitchen:** located to the rear of the property. This modern spacious galley kitchen has ample storage with floor and wall mounted units plus a wide range of modern



facilities including oven and hob, washing machine, fridge etc. The room has a compact 2-seater breakfast bar. 2.0m x 4.4m.

**Sitting / Dining Room:** situated to the front of the property, this attractive room is set to comfortable soft furnishings with an open fireplace. The current owners have placed a table and chairs in the space. 3.5m x 3.8m.

**Bedroom 2:** currently has a single bed and is located to the front of the property. We understand that this has been configured as a twin room in the past. 3.1m x 2.6m.

## Second Floor

The stairs from the 1st floor open out into a lobby at the upper floor level, before passing through the bedroom door. This lobby has been used for storage over the years.

**Bedroom 3:** currently has a single bed and is situated on the second floor and has an en-suite shower room. We understand that this has been configured as a twin room in the past. 2.9m x 3.6m.



## GROUNDS

The frontage of the building has direct access to the pavement on Harrowden Road. To the rear of the business is a private garden area that is mainly laid to lawn providing an attractive sitting out area with table & chairs. The area benefits from a shed within the garden. Parking permits for the main road can be obtained from the local council. To the side of the property there is space which can be used for general utility and bin storage.

## OWNERS ACCOMMODATION

At present there is no accommodation set aside for owners use as the whole property is let as a holiday home. The property would undoubtedly offer an attractive family home or could be operated as a small bed and breakfast depending on the trading desires of the new owners.

## SERVICES

The property benefits from mains electricity, mains gas, drainage and water. The property has gas central heating. The property has internet access and Wi-Fi.

## ACCOUNTS

Details of trading figures will be provided to serious interested parties further to viewing.

## DEVELOPMENT OPPORTUNITY

This highly flexible property and grounds lend themselves to numerous other uses, such as a family home, or owners live on site with 1 room operating as a B&B.

## WEBSITE

There is no website included with the sale.

## PLANS

Indicative title and floor plans are available upon request from the selling Agents ASG Commercial Ltd.

## EPC RATING

The EPC rating is 'D 61'.





## PRICE

Offers over £199,500 are invited for the heritable property complete with goodwill, intellectual property and trade contents (according to inventory), excluding personal items.

## TITLE NUMBER

The property has a title number of INV22420.

## DIRECTIONS

24 Harrowden Road is located in the city of Inverness (see Map Insert). What3 words location [///civil.those.truth](https://www.what3words.com/true/civil/those/true)

## RATES

The rateable value of 24 Harrowden Road is £3,300 (effective from 01 Apr 2023). The business benefits from the Small Business Bonus Scheme with a 100% discount with a payment liability of zero for eligible applicants.

## FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

## VIEWING

All appointments to view must be made through the vendors selling agents:

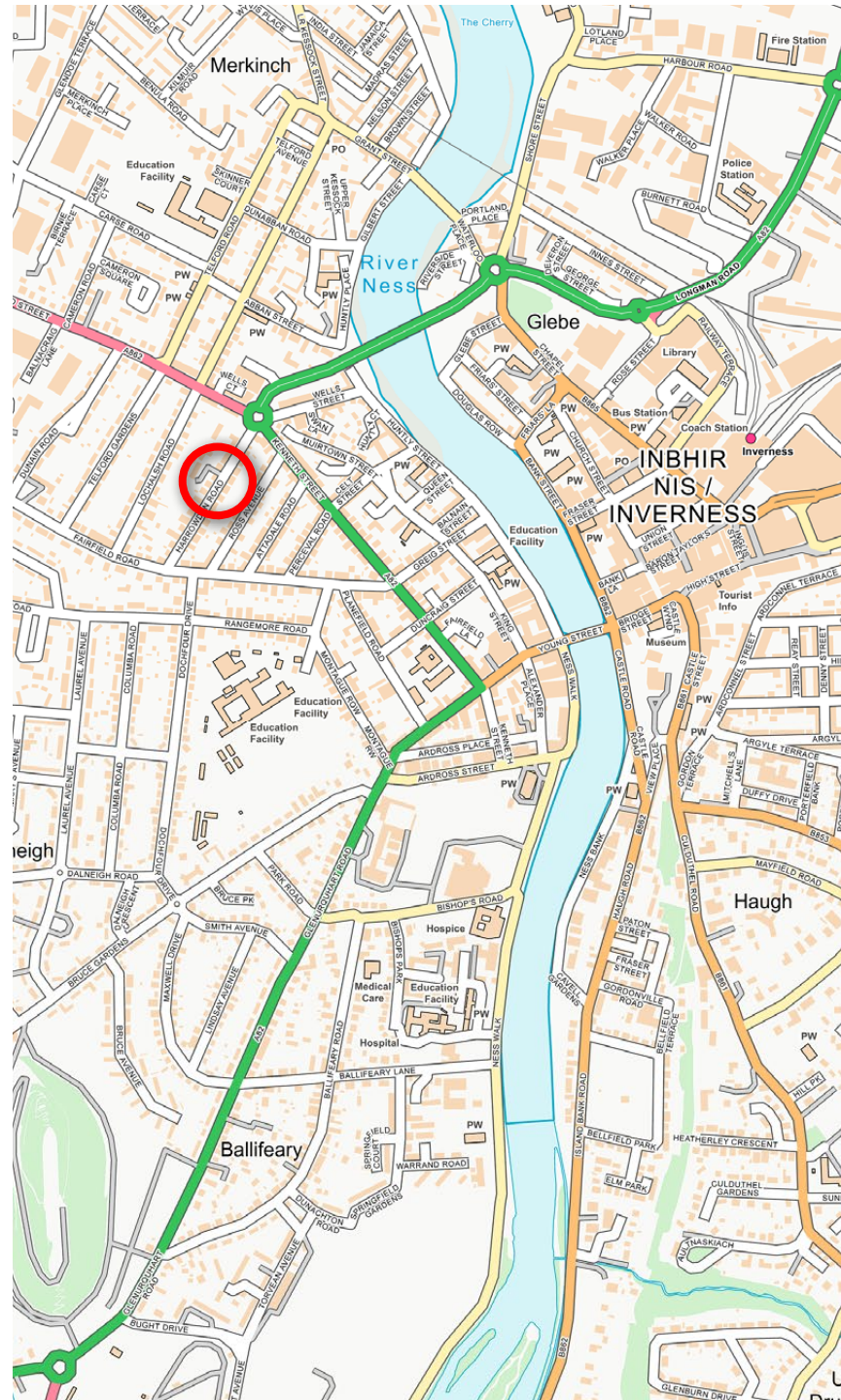
ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

E: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

Web: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date if one is set.



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