



Offers Over
£110,000
(Freehold)

First Floor Offices,
62 Academy Street, Inverness IV1 1LP





103 m² of prime city
centre office space

Superb walk-in condition
office suite

Option of furnished
or unfurnished

Conveniently located 5
mins walk from parking and
the bus & train stations

Opportunity to utilise the
space for another purpose





DESCRIPTION

First Floor North Office Suite, extremely well maintained spacious offices, available either furnished or unfurnished. Previously used for counselling services with office and therapy rooms.

On entry, there is a waiting room/reception area with a glass hatch to an internal reception area. Adjacent to the internal reception area there is a large office space which looks out onto Academy Street and can accommodate four office desks with space for storage cupboards.

There are 3 other rooms available for use, the largest being at the back of the building off the internal reception with another 2 good size rooms at the front of the building with access from the front reception area facing. All rooms are well decorated and walk in condition.

There is a compact kitchen with full facilities off the internal reception and the staff WC is accessed through the kitchen. The client WC is located directly off the internal reception.



TRADE

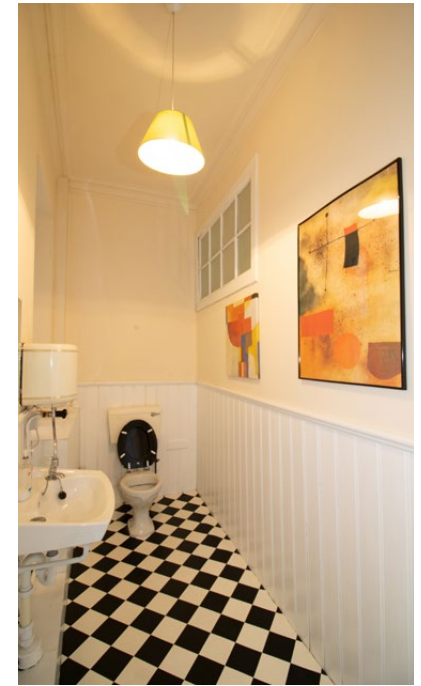
Premises is currently unoccupied.

LOCATION

The property is ideally situated in a prime city centre location in Inverness, the Highland Capital, on one of the main shopping streets in the centre of Inverness. Plans have recently been approved to renovate Academy Street making this location an ideal space for office use. Whilst not complete pedestrianisation, the plans should reduce traffic volumes and allow easy and convenient access for pedestrians to the building.

Situated very close to main public transportation; both Farraline Park Bus station, with the multi-storey car park located nearby, and Inverness train station are within 5 minutes' walk of the office space.

Inverness is the commercial and administrative centre for the Highlands of Scotland. It is a vibrant city with a population in excess of 50,000 with a potential catchment population of around 200,000. Inverness is a growing City and with such expansion comes many opportunities in both commerce and social activities. Such growth benefits established businesses ensuring potential prospects.



REASON FOR SALE

Current owner operated her business from these offices for a good number of years and is now selling due to a change in family circumstances.

THE PROPERTY

A three-story very well maintained attractive Victorian building, which has many retained period features. The office space is located on the first floor and is around 103 m². The premises could be adapted for another purpose, being located in an attractive prime city centre location.

A welcoming ground floor entrance with tiled concrete stairs leads to the first floor.

Rooms have sash encased single glazed windows with fitted blinds and benefit from high ceilings. Each room is extremely well presented and clean and fresh throughout.





Reception – 3.4m x 2.4m

Client reception area with space for 2-seater sofa.

Internal Reception – 4.0m x 2.9m

Partitioned by glass sliding doors to the reception area. Sizeable space with fitted shelving and space for desk and full-sized cupboard. Access to main office, kitchen, staff WC, client WC, room 3 and store room from here.

Main Office – 5.9m x 4.3m

Smartly decorated office space available with or without four office desks and chairs. Fitted cupboard with shelving with large window overlooking Academy Street.

Room 1 – 4.2m x 2.5m

A nicely decorated and carpeted office space with fitted alcove shelving unit and window facing Academy Street.

Room 2 – 2.9m x 2.9m

Décor in good condition and carpeted office space with fitted alcove cupboards and window facing Academy Street.

Room 3 – 3.2m x 4.7m

Largest room also pleasantly decorated which is currently partitioned with a screen but could easily fit a conference table if required or kept as intimate one to one meeting room. Side facing with privacy glass windows.

Storage/Training Room – 2.2m x 2.4m

Space for storage or training use. Connecting doors to reception and internal reception.

Kitchen – 1.6m x 1.7m

Compact kitchen area with tea/coffee making amenities, microwave and washing facilities.

Staff WC – 2.3m x 1.8m

Large WC with wood panelling and chequered black & white tiled floor.

Client WC – 3.8m x 1.0m

Smaller WC for staff also with black & white tiled floor.

SERVICES

The office space benefits from mains electricity, water and drainage. Heating is provided by electric heaters. Incoming comms are available but not currently connected.

ACCOUNTS

Full trading figures will be made available to seriously interested parties subsequent to viewing.

PLAN

A location plan and internal plan are available from the selling agents.

EPC RATING

The EPC rating is a "TBC". (rated 'F' in 2013, this is being updated.)

PRICE

Offers over £110,000 are invited for the freehold interest with an option to purchase the furniture under separate negotiation.

DIRECTIONS

See map Insert. What3word reference is [///voter.points.nurses](https://www.what3words.com/voter.points.nurses)

TITLE NUMBER

First floor offices, 62 Academy Street, Inverness IV1 1LP has a title number of "TBC".

BUSINESS RATES

The rateable value as at April 2023 is £10,000, reference 06/08/006426/6. 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 and lawyers who provide specialist advice. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large variety of legal experts who can act in all legal matters.

VIEWING

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

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

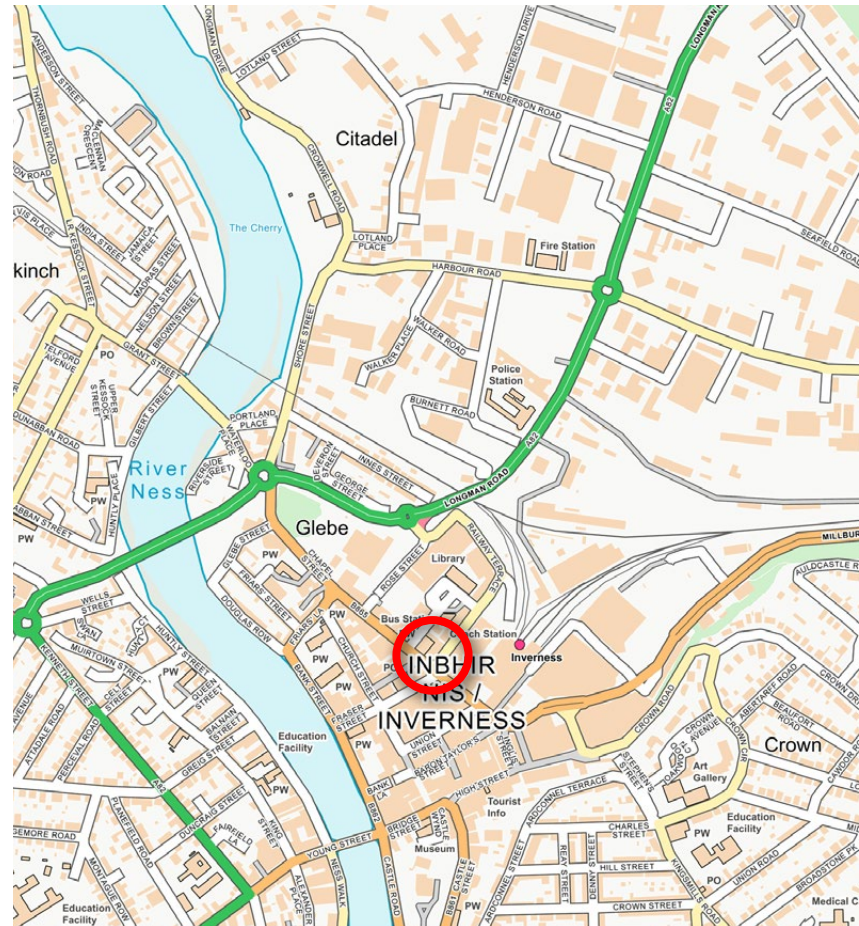
T: 01463 714757 (5 lines)

E: info@asgcommercial.co.uk

W: www.asgcommercial.co.uk

OFFERS

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



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