



Grant Stewart

Chartered Surveyors & Estate Agents
DEVELOPMENT CONSULTANTS

FOR SALE

The British Legion,
10 Huntly Street, Inverness,
IV3 5PR

Floor Area: 1,197 sq m (12,884 sq ft)

**Existing Premises with Development
Potential to rear.**

Price: Offers Invited



LOCATION

Inverness acts as the capital and commercial centre for the entire Highlands and Islands region. The city lies approximately 105 miles north west of Aberdeen, 150 miles north of Edinburgh, 160 miles north of Glasgow, and is one of the fastest growing cities in the UK with a resident population in excess of 65,000. Inverness also boasts the largest geographical shopping catchment area in the UK, spanning 10,000 sq miles (25,900 sq km) with a potential catchment population in excess of 350,000.

The subjects are situated a short distance from Inverness City Centre with frontage onto Huntly Street and overlooking the River Ness towards the east. The premises are situated next to The Kitchen restaurant and are attached to Highland House of Fraser, kilt makers & suppliers. The rear of the building benefits from frontage on to King Street, directly adjacent to Tesco's supermarket. In general surrounding properties are of mixed residential and commercial use.

DESCRIPTION

The subjects comprise an end terraced two storey and attic building. The front section would appear to have been rebuilt in 1989. The middle two storey section of the building, given its type of construction, may have been built in the 1940's. The rear section is more modern and appears to have been added during the redevelopment works in 1989.

DEVELOPMENT POTENTIAL

An indicative scheme to demolish the existing rear two storey part of the property has been prepared showing a new building being constructed directly opposite Tesco (see appended plans). This details a ground floor commercial Retail / Office space of 3,000sq ft with 4 apartments above per floor, so potentially 8 to 16 apartments subject to gaining local authority planning consent. The entire site may also be suitable for redevelopment given the recent "New Build" projects that have already taken place within close proximity to the subjects.

RATEABLE VALUE

Net Annual Value/Rateable Value £52,000.

The uniform business rate for commercial premises is 46.2p in the pound for the financial year 2013/2014, for rateable values under £35,000. For property with a rateable value over £35,000 a small supplement of 0.9p will also apply

SERVICES

The subjects have main supplies of gas, water and electricity whilst drainage is to the main public sewer.

SALE

Offers Invited.



VAT

We have been informed that the property is not elected for VAT, therefore this will not be added to the price.

LEGAL COSTS

Each party will be responsible for their own legal expenses incurred. The purchaser will be responsible for stamp duty, land tax, registration dues and VAT where applicable.

VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact the sole agents Grant Stewart Chartered Surveyors:-

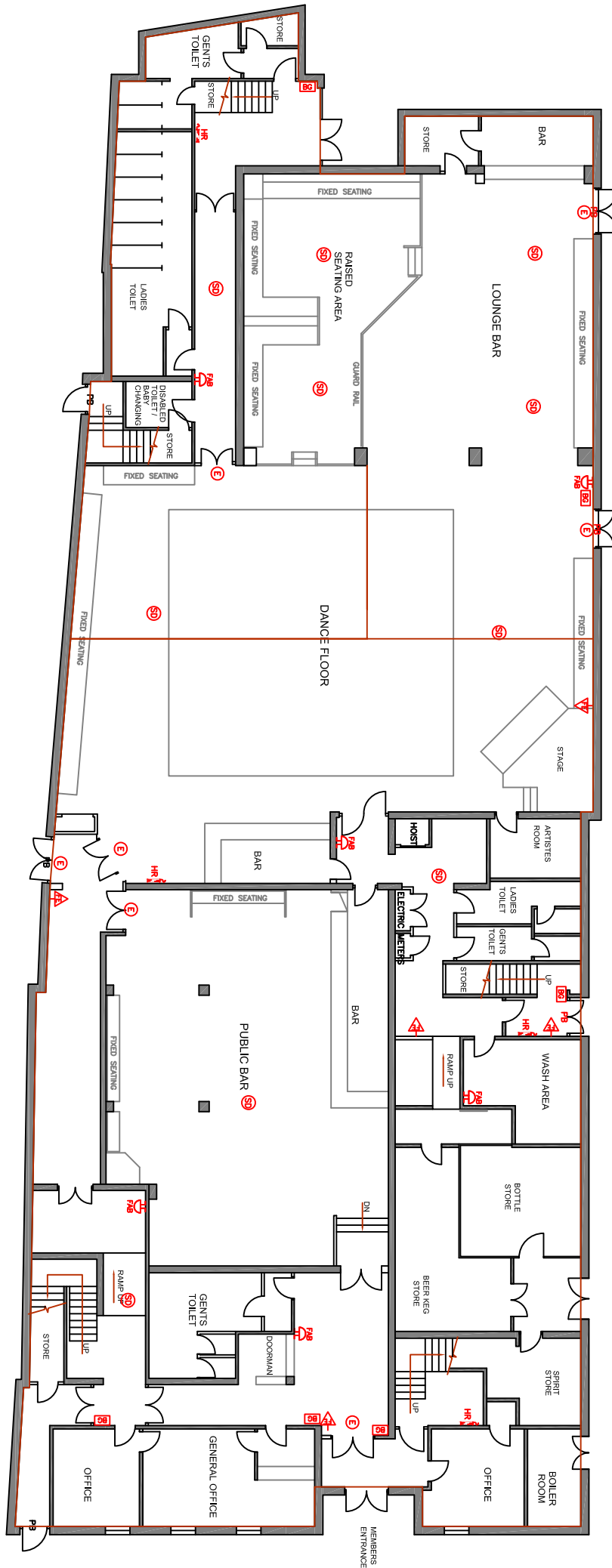
Contact: Grant Stewart / gs@gs-cs.co.uk

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Ness Mews,
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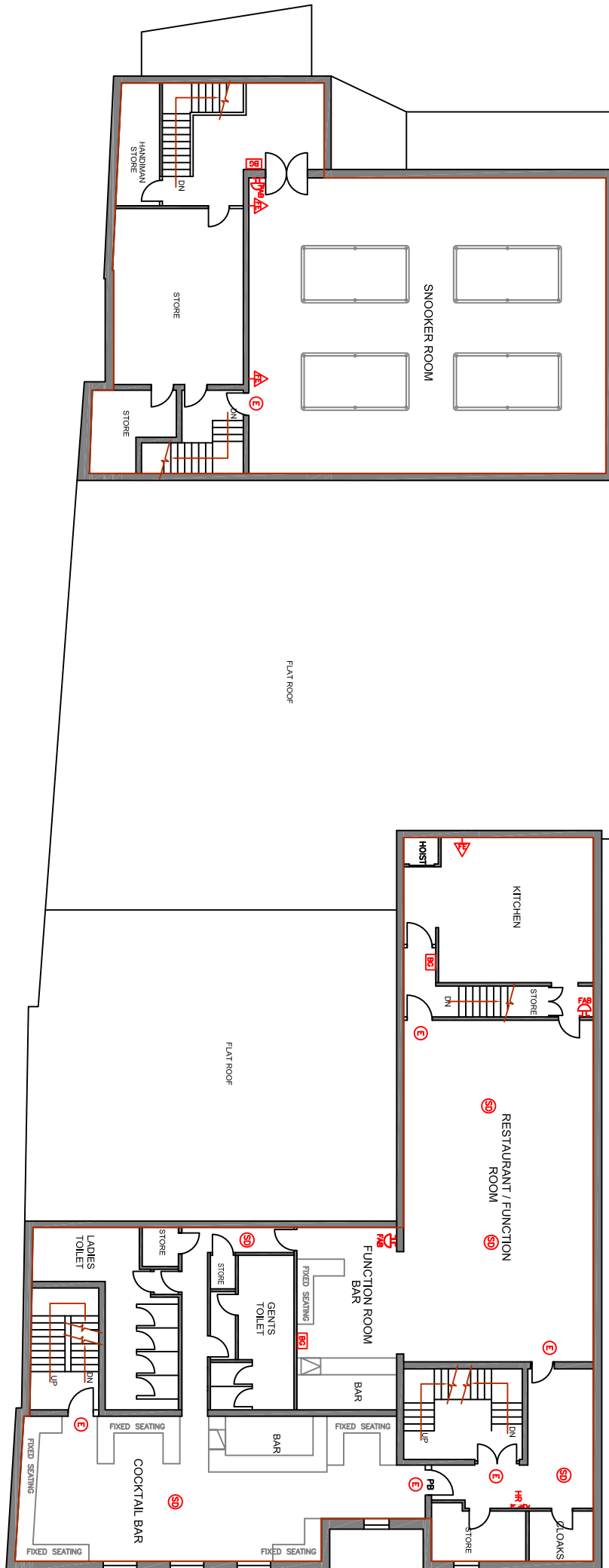
Tel: 01463 718719

Fax: 01463 710712

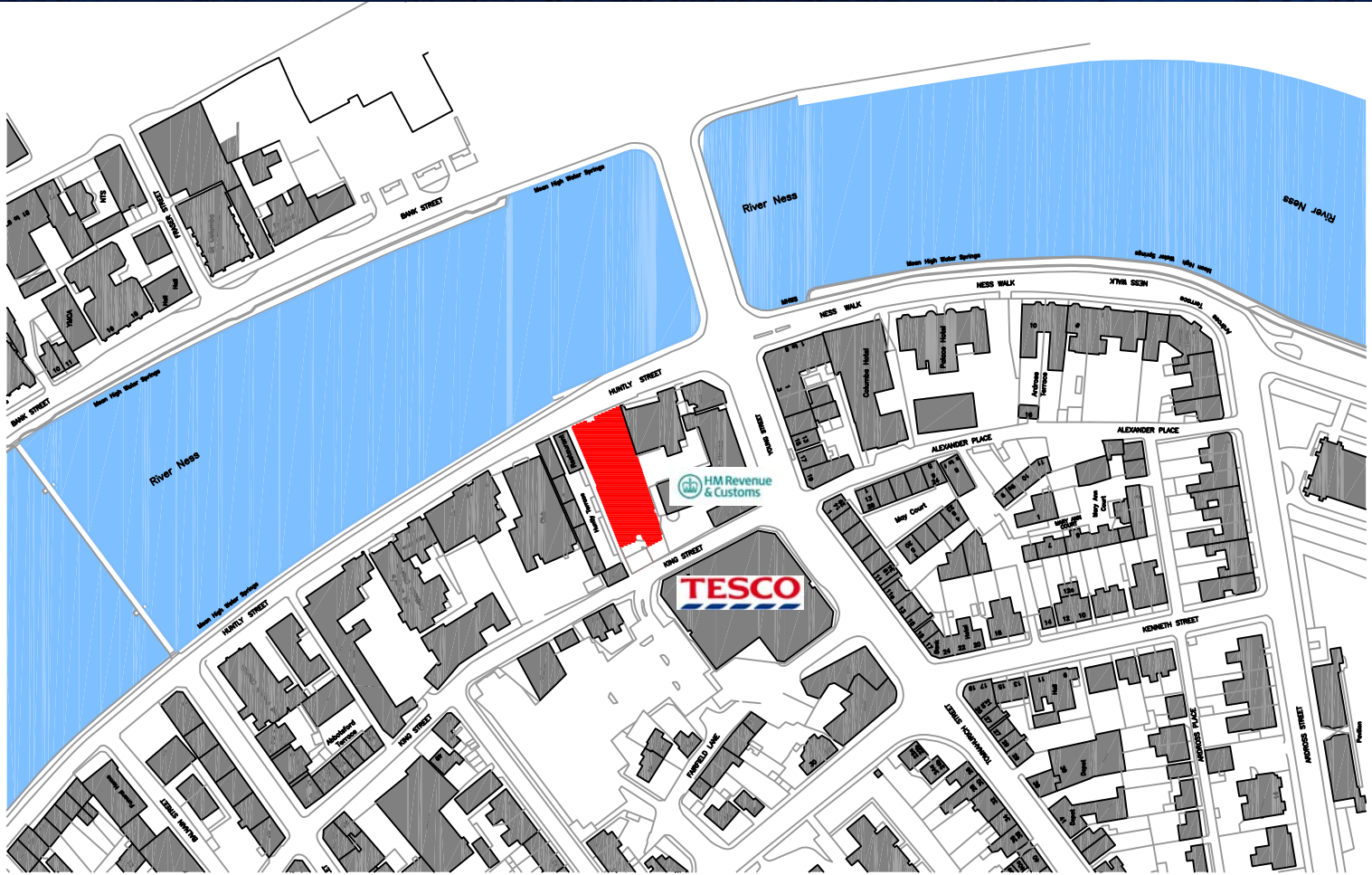




EXISTING
GROUND FLOOR



EXISTING
FIRST FLOOR



SITE PLAN



DEVELOPMENT VISUALISATIONS