



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

01463 718719

www.gs-cs.co.uk

FOR SALE/ MAY LET

DR BLACK'S, 22 BANK STREET
INVERNESS, IV1 1QY

RENT: £40,000 PER ANNUM

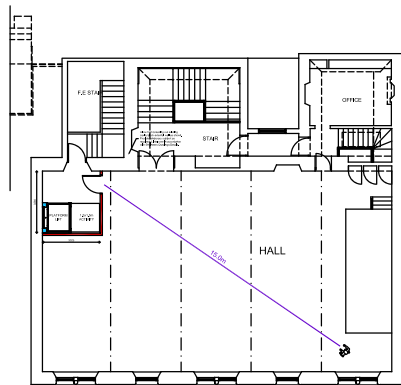
SALE PRICE: Offers Over £500,000

- LOCATED CENTRALLY ON INVERNESS WATERFRONT
- SUITABLE FOR A VARIETY OF COMMERCIAL USES
- IDEAL LOCATION FOR A RESTAURANT OR THEME PUB
- WATERFRONT STREET SCAPE RECENTLY COMPLETED
- FLOOR AREA EXTENDING TO 523 SQ.M (5,630 SQ.FT)
- ALSO SUITABLE FOR RESIDENTIAL PURPOSES

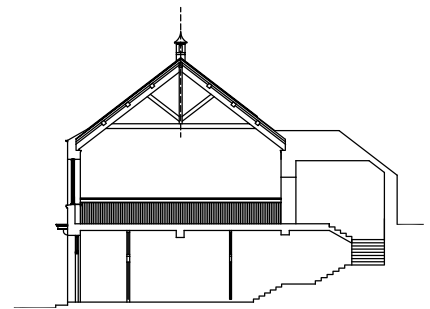


NEIGHBOURING BUSINESSES

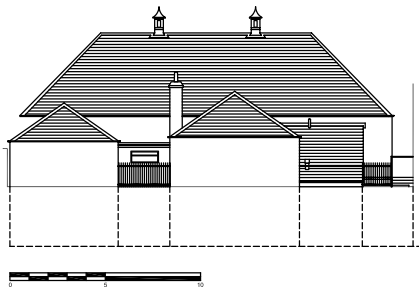




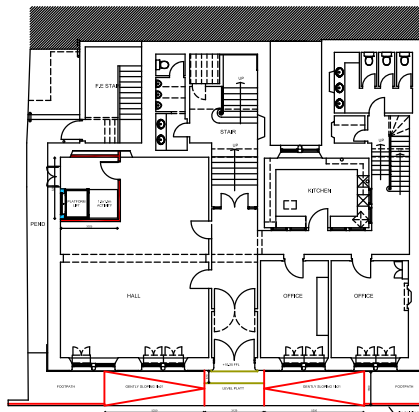
FIRST FLOOR PLAN



CROSS SECTION



REAR ELEVATION (UPPER LEVEL)



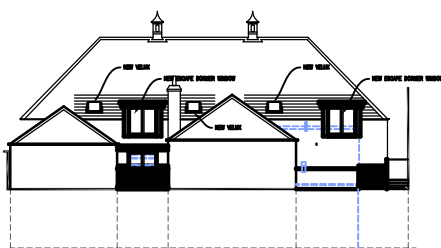
GROUND FLOOR PLAN



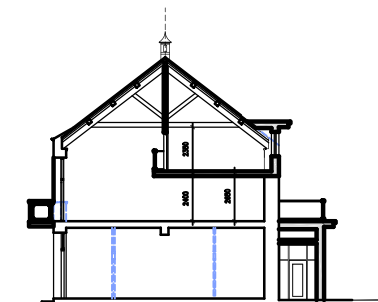
FRONT ELEVATION

EXISTING FLOOR PLANS

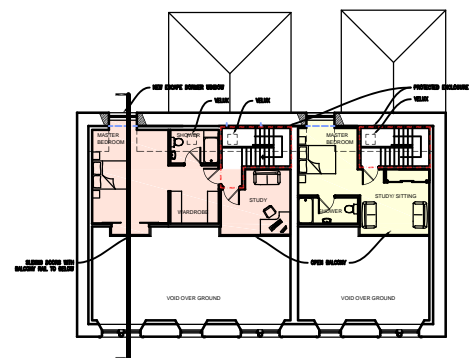
PROPOSED ALTERATIONS FOR RESIDENTIAL USE



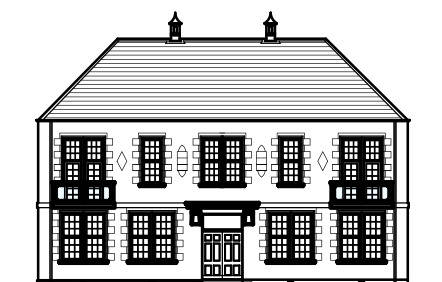
REAR ELEVATION



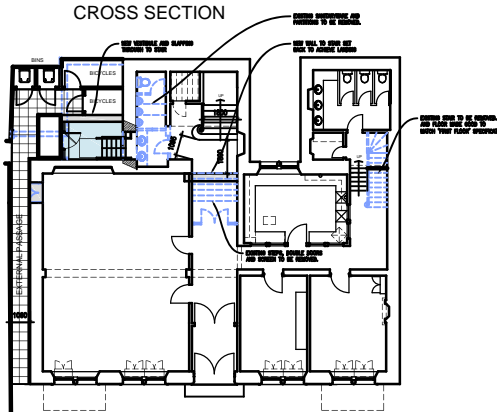
CROSS SECTION



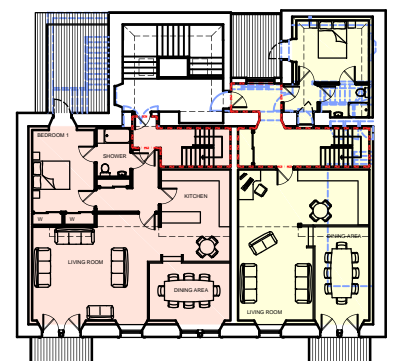
MEZZANINE LEVEL



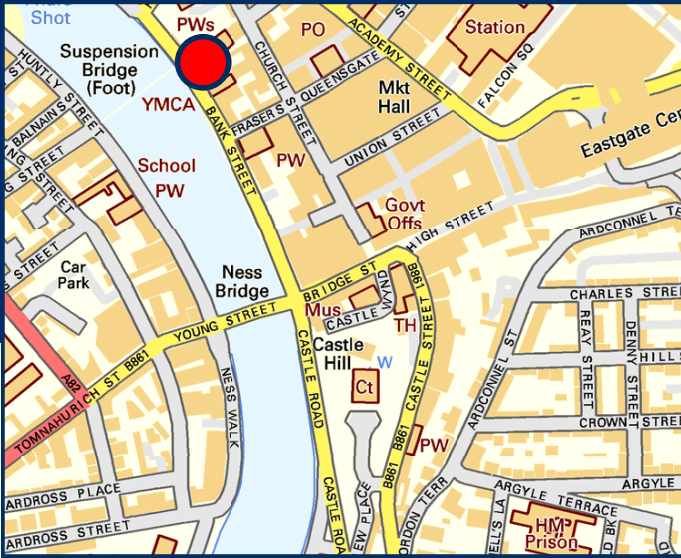
FRONT ELEVATION



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



DR BLACK'S, 22 BANK STREET INVERNESS, IV1 1QY

LOCATION

Inverness is the commercial and administrative centre for the Highlands of Scotland, known as the "Capital of the Highlands". It is one of the fastest growing cities in the UK with a resident population in excess of 65,000. It also has the biggest geographical shopping catchment area in the UK, spanning 10,000 sq miles (25,900 sq km) with a potential catchment population of 350,000. The City is served by an excellent transport infrastructure which includes a regional airport with direct UK flights, a mainline railway and bus station and good trunk road links south and throughout the Highland Region.

These halls are located on Bank Street a prominent location overlooking the River Ness. The surrounding properties comprise primarily commercial subjects including offices, restaurants and retail outlets.

DESCRIPTION

The subjects comprise an attractive stone built and slated building with traditional timber window features. Constructed primarily of stone and slate the building is two storeys in height and is built into the slope at the rear. Two storey extensions have been added at the rear and are of similar construction together with an enclosed concrete fire escape. Apart from a narrow fire escape lane along the gable there is no land pertaining to the building.

ACCOMMODATION

The accommodation can be summarised as follows:

Ground Floor: Vestibules & Corridor, Lower Hall: 7.7m x 10.5m, ceiling height 3.75m, Kitchen: 3.4m x 5.5m, Lecture Room (1): 3.4m x 5.1m, Lecture Room (2): 4.0m x 5.1m

Mezzanine Floor: Male Toilets with modern 2 wash hand basins, 3 urinals and 1 WC, Female Toilets with 3 wash hand basins and 3 WCs, Store off hall landing.

First Floor: Committee Room: 4.4m x 3.2m, Upper Hall: 18.3m x 10.5m: Eaves height 4.0m.

Basement: Boiler Room

All sizes are approximate.

The approximate Gross Internal Floor Area as been measured in accordance with the RICS Code of Measuring Practice (6th Edition) is 523 sq.m/ 5,630 sq.ft or thereby.

PLANNING

Dr Black's is a Listed Building and also is located within a Conservation Area. Prospective occupiers should satisfy themselves regarding any proposed change of use.

RATEABLE VALUE

The rateable value will require to be assessed upon occupation. Please contact the marketing agents for further details.

SERVICES

The subjects are served by mains water, gas, electricity and drainage. Heating is provided by means of a gas fired wet central heating system with radiators throughout.

LEASE TERMS

The property is available To Let on the basis of a new Full Repairing and Insuring Lease at a rental of £40,000 per annum, excluding VAT.

PRICE

Offers over £500,000.

DATE OF ENTRY

Immediate entry is available, subject to completion of legal missives.

LEGAL COSTS

The incoming occupier will be responsible for our client's legal costs, Stamp Duty Land Tax, Registration Dues and VAT (where applicable).

VAT

All prices quoted are exclusive of VAT which will be added at the prevailing rate.

FURTHER INFORMATION/VIEWING

Please contact either of the sole marketing agents:-

Grant Stewart | gs@gs-cs.co.uk

Tel: 01463 718719 | Fax: 01463 710712

Grant Stewart Chartered Surveyors

Ness Mews, Ardross Place, Inverness, IV3 5BY

www.gs-cs.co.uk

