

# Grant Stewart

Chartered Surveyors | Estate Agents  
DEVELOPMENT CONSULTANTS

01463 718719

[www.gs-cs.co.uk](http://www.gs-cs.co.uk)

**FOR SALE/TO LET**

**ATTRACTIVE CITY CENTRE OFFICE BUILDING  
WITH RE-DEVELOPMENT POTENTIAL**

**FRASER DARLING HOUSE**

**9 CULDUTHEL ROAD  
INVERNESS, IV2 4AG**

**GUIDE PRICE £500,000  
RENTAL PRICE £35,000**



## LOCATION

Situated in the North East of Scotland, Inverness is the commercial and administrative centre for the Highlands and was granted 'city' status in 2000. Inverness is predominately service driven and The Highland Council, Scottish Natural Heritage, NHS Highland, Highlands and Islands Enterprise and the Crofters Commission all have headquarters in the city. The city is served by an excellent transport infrastructure which includes a regional airport, a mainline railway and bus station, together with good trunk road links south and throughout the region. Inverness lies approximately 105 miles north west of Aberdeen, 150 miles north of Edinburgh and 160 miles north of Glasgow and has a resident population in excess of 65,000 with a wider potential catchment population of 350,000.



## DESCRIPTION

The subjects comprise an attractive two storey and attic detached office building, previously occupied by Scottish Natural Heritage. The main building is of sandstone construction with a pitched slate roof and a single storey flat roofed extension has been added to the rear. The property sits within a secure site extending to approximately 0.13 ha (0.32 acre) and is largely surfaced with tarmac, which provides extensive car parking areas at the front and side elevations.

The property is positioned within a mixed use area and has most recently been used as an office, however, it is suitable for a range of alternative uses. Neighbouring properties include the studios of BBC Scotland, Beaufort Hotel, Rocpool Reserve Boutique Hotel & Restaurant, Cairn Medical Practice, Inverness Student Hotel and numerous private residential dwellings of mixed types and age.

## ACCOMMODATION

The accommodation and internal floor areas may be summarised as follows:-

### Ground Floor:

Entrance vestibule; Hall with staircase to first floor, 3 Front Rooms; Rear Corridor; Tea Preparation Area and Toilets; 3 Rear Rooms plus walk in store; Rear extension containing 3 Rooms and Toilets.

### First Floor:

Landing; 5 Rooms plus Box room. Staircase leading to attic floor.

### Attic Floor:

Landing with 3 Rooms off. Tower Room (sub-standard access).

The approximate Net Internal Areas are:

Ground Floor	181.6 m <sup>2</sup>	1,955 ft <sup>2</sup>
First Floor	109.3 m <sup>2</sup>	1,176 ft <sup>2</sup>
Second Floor	33.2 m <sup>2</sup>	358 ft <sup>2</sup>
<b>Total NIA</b>	<b>324.1 m<sup>2</sup></b>	<b>3,489 ft<sup>2</sup></b>

The Gross Internal Area is estimated to be in the order of 450 sq m (5,000 sq ft).

## SERVICES

The property is understood to be connected to mains supplies water, electricity and gas. Drainage is assumed to be to the main sewer. The property benefits from gas central heating and lighting is predominantly fluorescent strip light fittings.

**PLANNING**

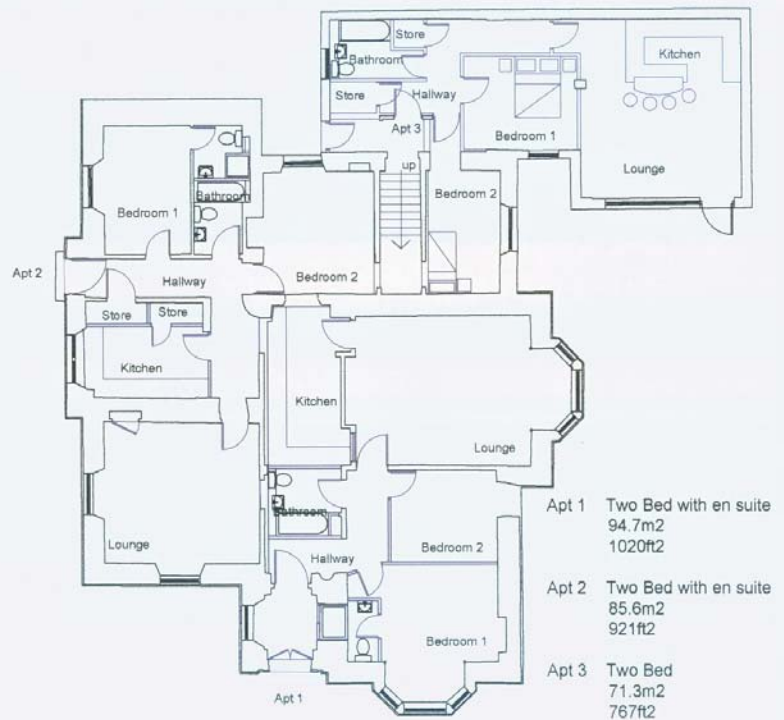
Detailed Planning Permission (08/00126/FULIN) was secured on 18th July 2008 to convert the existing office building into six self contained apartments. The adjacent plans illustrate the proposed internal layouts. Further information will be made available upon request.

The property lends itself suitable for conversion to a number of other uses including guesthouse/hotel, crèche/nursery, etc, subject to the purchaser obtaining the necessary statutory consents.

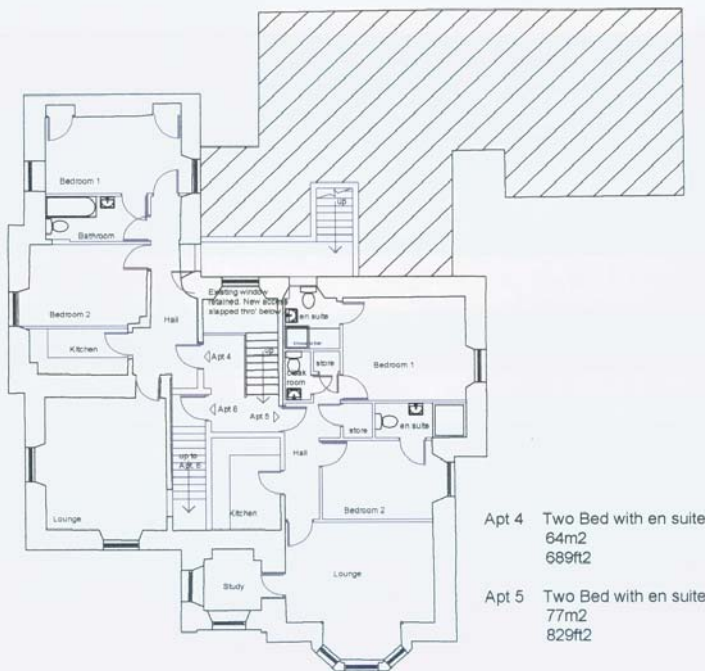
The property falls within the city centre conservation area boundaries and is a category 'C(s)' Listed Building.

Prospective purchasers must satisfy themselves with regard to planning for their proposal by making enquiries with the local planning authority, contact tel. 01463 255200.

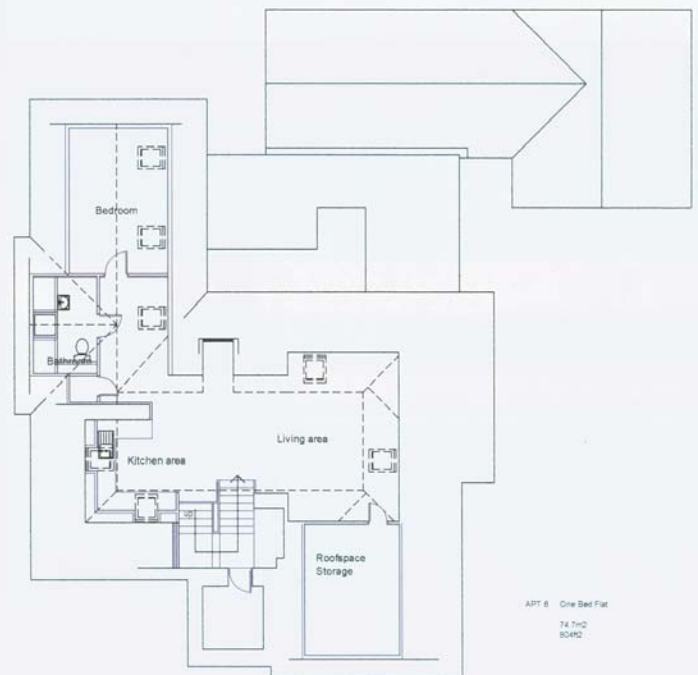
**PLANS: Proposed Internal Layouts**



Ground Floor



First Floor



Second Floor



## RATES

The premises are listed in the current Valuation Roll as follows:

NAV/RV £42,500

The Uniform Business Rate for commercial premises in Scotland is 45.0 pence in the pound for the financial year 2012/13, although, properties with a rateable value in excess of £35,000 are required to pay a supplement of 0.8p on the poundage rate.

Water and sewage charges are payable in addition, details available upon request or by direct enquiry with the local authorities.

The property qualifies for 100% empty property rates relief, whilst unoccupied, as it is a Listed Building.

## LEGAL FEES

Each party will be responsible for their own legal costs in connection with the sale. In the usual manner, the purchaser will be responsible for any Stamp Duty Land Tax, registration dues and VAT.

## ENTRY

Entry is available with immediate effect.

## SALE PRICE/RENTAL

Guide Price £500,000 exclusive of VAT.

Rental Price £35,000 exclusive of VAT.

## VAT

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

## OFFERS

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Grant Stewart Chartered Surveyors, Ness Mews, Ardrross Place, Inverness, IV3 5BY.

For further information and viewing arrangements please contact the sole agents:-



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Contact: Grant Stewart

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