



**Grant Stewart**

Chartered Surveyors | Estate Agents  
DEVELOPMENT CONSULTANTS

**FOR SALE**

[www.gs-cs.co.uk](http://www.gs-cs.co.uk)  
Tel. 01463 718719



**DEVELOPMENT SITE, SIR WALTER SCOTT DRIVE, INVERNESS**  
**SALE PRICE: ON APPLICATION**

- DEVELOPMENT SITE
- PROPOSED BUILDING - 748 SQM (8,051 SQFT)
- SUITABLE FOR A VARIETY OF USES

### 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. Inverness is a popular tourist destination, particularly during the summer months, giving additional income to the licensed and retail sectors.

The city has its own indoor retailing centre, Eastgate Shopping Centre, which along with the High Street, is represented by national and local retailers. Inverness is also regarded as the gateway to the Highlands where it inter-connects the principal trunk roads leading to the area; the A96 Aberdeen road, the A9 Perth road and the A82 Fort William road.

Specifically, the subjects are located on Sir Walter Scott Drive. Nearby occupiers include ASDA, Three Witches, Inverness Kart Raceway, Fairways Business Park & Loch Ness Golf Course.

### DESCRIPTION

The subjects comprise approximately 0.587 ha (1.449 ac) of land. Lot 1 extends to approximately 0.256 ha (0.631 ac) and will have planning consent for the construction of a new detached office building extending to 748 m<sup>2</sup> (8,051 ft<sup>2</sup>). Lot 2 extends to approximately 0.331 ha (0.818 ac) of land and would be suitable for a further office development, nursery, residential or retail, all subject to planning.

### SERVICES

Main Services to electricity, gas and water are readily available.

### PLANNING PERMISSION

The property is being sold on the basis that the planning application for the proposed building will be forthcoming

### SALE PRICE

Lot 1 - Price on Application  
Lot 2 - Price on Application

### RATEABLE VALUE

The subjects are not currently listed in the valuation roll and will require a new valuation to be prepared by the Scottish Assessors Association upon occupation.

### VAT

The subject has not been elected for VAT. Therefore VAT is not applicable to the rent.

### FURTHER INFORMATION

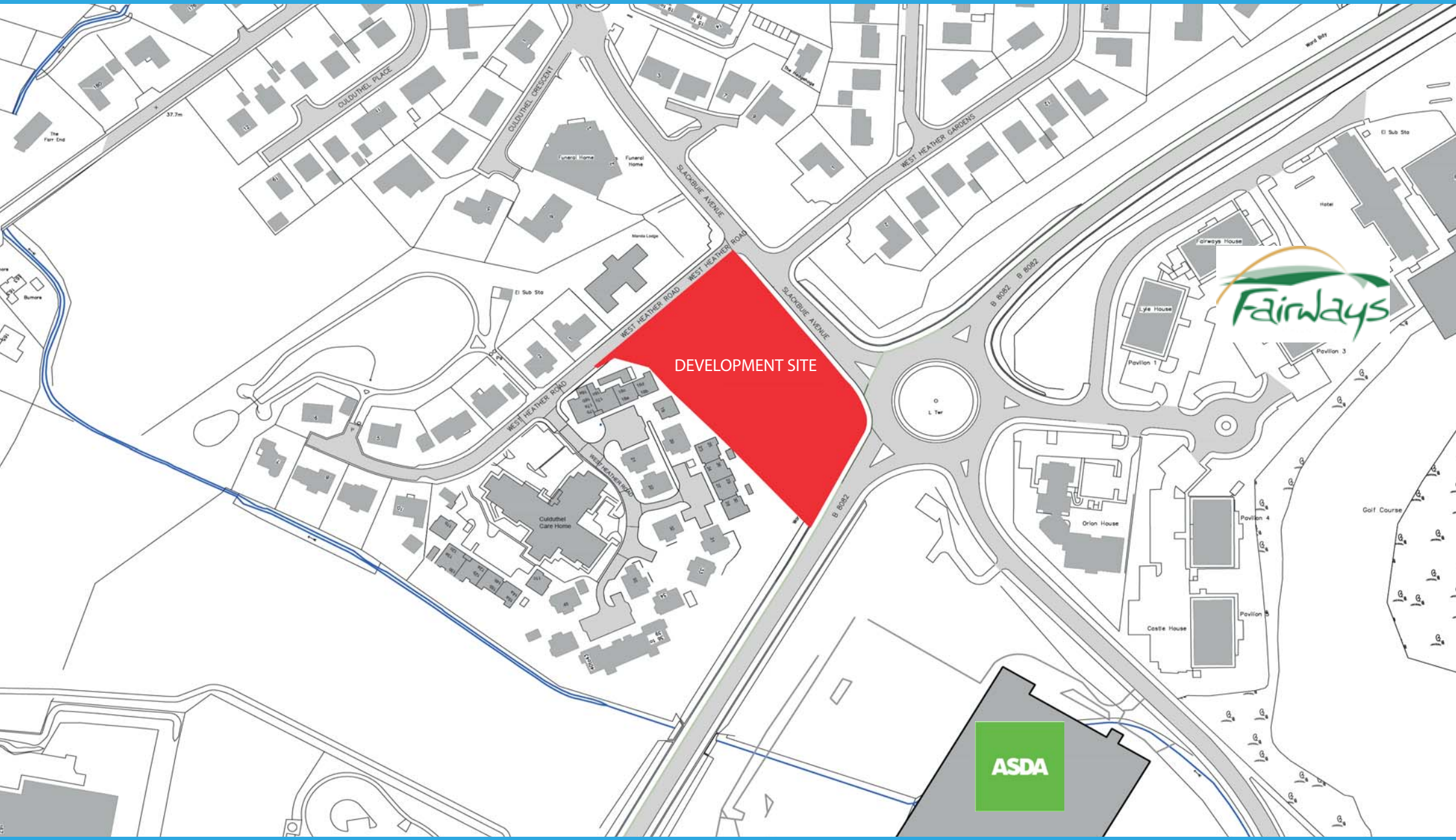
For further information please contact the sole agents Grant Stewart Chartered Surveyors.

Grant Stewart  
Email: [gs@gs-cs.co.uk](mailto:gs@gs-cs.co.uk)

Grant Stewart Chartered Surveyors,  
Ness Mews,  
Ardross Place,  
Inverness, IV3 5BY

Tel: 01463 718719  
Fax: 01463 710712









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Publication Date:- December 2018