FOR SALE

COMMERCIAL / RESIDENTIAL PREMISES



42 CULCABOCK ROAD, INVERNESS, IV2 3XQ SALE PRICE: OFFERS OVER £199,950

- GROUND FLOOR COMMERCIAL PREMISES EXTENDING TO 52.49 M2 (565 FT2)
- GROUND & FIRST FLOOR RESIDENTIAL
 ACCOMMODATION EXTENDING TO 50.59 M2 (544 FT2)

Millburn Re

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 Culcabock Road. Nearby occupiers include McColl's, Inverness Golf Club, Inshes Retail Park.

DESCRIPTION

The subjects comprise ground floor commercial premises and round & first floor residential accommodation within a multi-occupancy building of traditional stone & slate construction.

ACCOMMODATION

We calculate that the property extends to the following approximate floor areas:-

Commercial Premises	52.49 M ²	565 FT ²
Residential Accommodation	50.59 M ²	544 FT ²
GIA	103.8 M ²	1109 FT ²

SERVICES

The property is connected to mains supply for electricity, gas and water, whilst drainage is to the main public sewer. In addition, there are already 2 separate mains supplies for both electricity and gas benefitting any proposed sub-division.

PLANNING

Highland Council Planning Department have confirmed that the premises have their existing mixed-use consent, along with fully residential occupation. In addition, initial enquiries regarding change of use for retail (Class 1), and / or takeaway consent (sui generous) would be given consdieration, subject to application.

SALE PRICE

Our Clients heritable interest is available to purchase at offers over £199,950. The Home Report has been comissioned on the basis of residential use with a market value of £205,000. The Home Report can be made available to seriously interested parties.

RATEABLE VALUE

The commercial premises are listed in the current Valuation Roll with a NAV/RV at £4,750 which would allow the new occupier to claim relief under the Small Business Rates Relief scheme (subject to qualifing criteria). The residential accommodation has been categorized as band B for council tax purposes.

VAT

There is no VAT payable on the Sale Price.

FURTHER INFORMATION

For further information please contact the joint agents:-Tailormade Moves / Grant Stewart Chartered Surveyors.



Grant Stewart
Email: gs@gs-cs.co.uk

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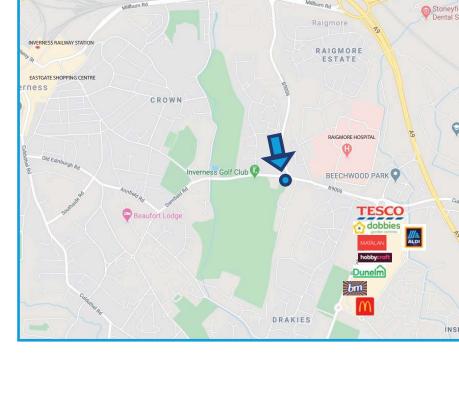
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Disclaimer: The Agents or themselves and for their client whose agent they are give notice that:(1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Tailormade Moves / Grant Stewart CS Ltd has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date:- August 2020

COMMERCIAL PREMISES



RESIDENTIAL ACCOMMODATION





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