

# 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 M<sup>2</sup> (565 FT<sup>2</sup>)
- GROUND & FIRST FLOOR RESIDENTIAL ACCOMMODATION EXTENDING TO 50.59 M<sup>2</sup> (544 FT<sup>2</sup>)

**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 <sup>2</sup>	565 FT <sup>2</sup>
Residential Accommodation	50.59 M <sup>2</sup>	544 FT <sup>2</sup>
GIA	103.8 M <sup>2</sup>	1109 FT <sup>2</sup>

**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 generis) would be given consideration, subject to application.

**SALE PRICE**

Our Clients heritable interest is available to purchase at offers over £199,950. The Home Report has been commissioned 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 qualifying 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.



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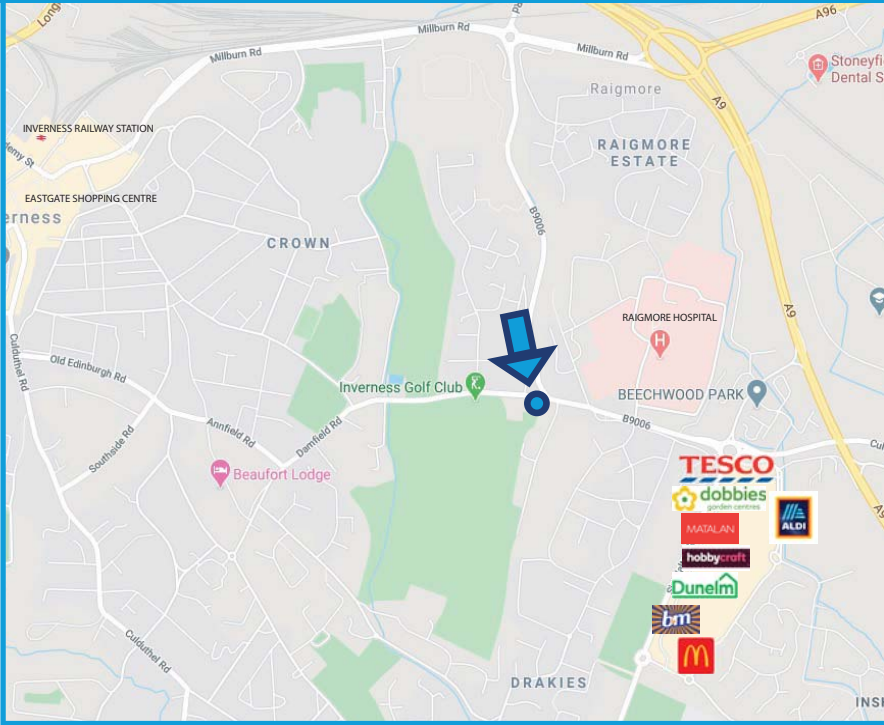
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COMMERCIAL PREMISES



RESIDENTIAL ACCOMMODATION



