



# Grant Stewart

Chartered Surveyors | Estate Agents  
DEVELOPMENT CONSULTANTS

## DEVELOPMENT OPPORTUNITY

- PROMINENT CITY CENTRE LOCATION
- GROUND, FIRST, SECOND FLOOR & ATTIC ACCOMMODATION EXTENDING TO 482 m<sup>2</sup> (5,188 ft<sup>2</sup>)
- SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)



**FOR SALE:** 36-40 EASTGATE  
INVERNESS, IV2 3NA

**PRICE:** NO GUIDE PRICE  
HAS BEEN SET

**LOCATION**

Inverness is the commercial and administrative centre for the Highlands of Scotland with a resident population in excess of 70,000. The city has a potential catchment population of 350,000 and is a popular tourist destination. Specifically, the subject is centrally located on Eastgate, connecting to the High Street and close to Academy Street. Nearby occupiers are a number of assorted businesses as well as several public bars, restaurants and offices. The Eastgate shopping centre and Inverness Railway Station are both only a short walk away.

**DESCRIPTION**

The subjects comprise a city centre premises with accommodation arranged over the ground, first, second floor and attic of a three storey building of stone construction. The property benefits from having shop frontage on Eastgate, directly opposite the Eastgate Shopping Centre.

**PLANNING**

Planning was granted in 2017 in respect of reinstatement of the two ground floor retail units and the shell of the upper floors, which would allow the construction of 6no Flats directly above the retail units (2no on each floor) - see highland.gov.uk - 16/05215/FUL. Permission 16/05215/FUL was amended in 2018 for the dunting and reinstatement of frontage and change to design of rear elevation with change of use from hostel to 2 houses on 1st and 2nd floor and from hot food takeaway to 1 retail shop on the ground floor, see highland.gov.uk - 18/05059/FUL. Interested parties should contact the marketing agents or the local planning department with regards to alternative uses (tel. 01463 255200).

**ACCOMMODATION**

Ground Floor, First Floor, Second Floor & Attic. We calculate that the property extends to the following approximate floor areas:-

Ground Floor	97 M <sup>2</sup>	1,044 FT <sup>2</sup>
First Floor	110 M <sup>2</sup>	1,184 FT <sup>2</sup>
Second Floor	110 M <sup>2</sup>	1,184 FT <sup>2</sup>
Attic Floor	110 M <sup>2</sup>	1,184 FT <sup>2</sup>
GIA	482 M <sup>2</sup>	5,188 FT <sup>2</sup>

**RATEABLE VALUE**

The premises are listed in the current Valuation Roll with a NAV/RV at £0 (UNDER RECONSTRUCTION). The uniform business rate for commercial premises in Scotland is 49.0p in the pound for the financial year 2021/2022, for rateable values under £51,000, excluding water and sewerage charges.

**SERVICES**

Mains water, gas & electricity services are connected to the property. Drainage is to the main sewer.

**DATE OF ENTRY**

By agreement.

**SALE PRICE**

No guide price has been set.

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in this transaction with the occupier being responsible for the cost of LBTT, registration dues and any VAT thereon.

**VAT**

VAT is not payable on the Sale Price.

**VIEWING AND FURTHER INFORMATION**

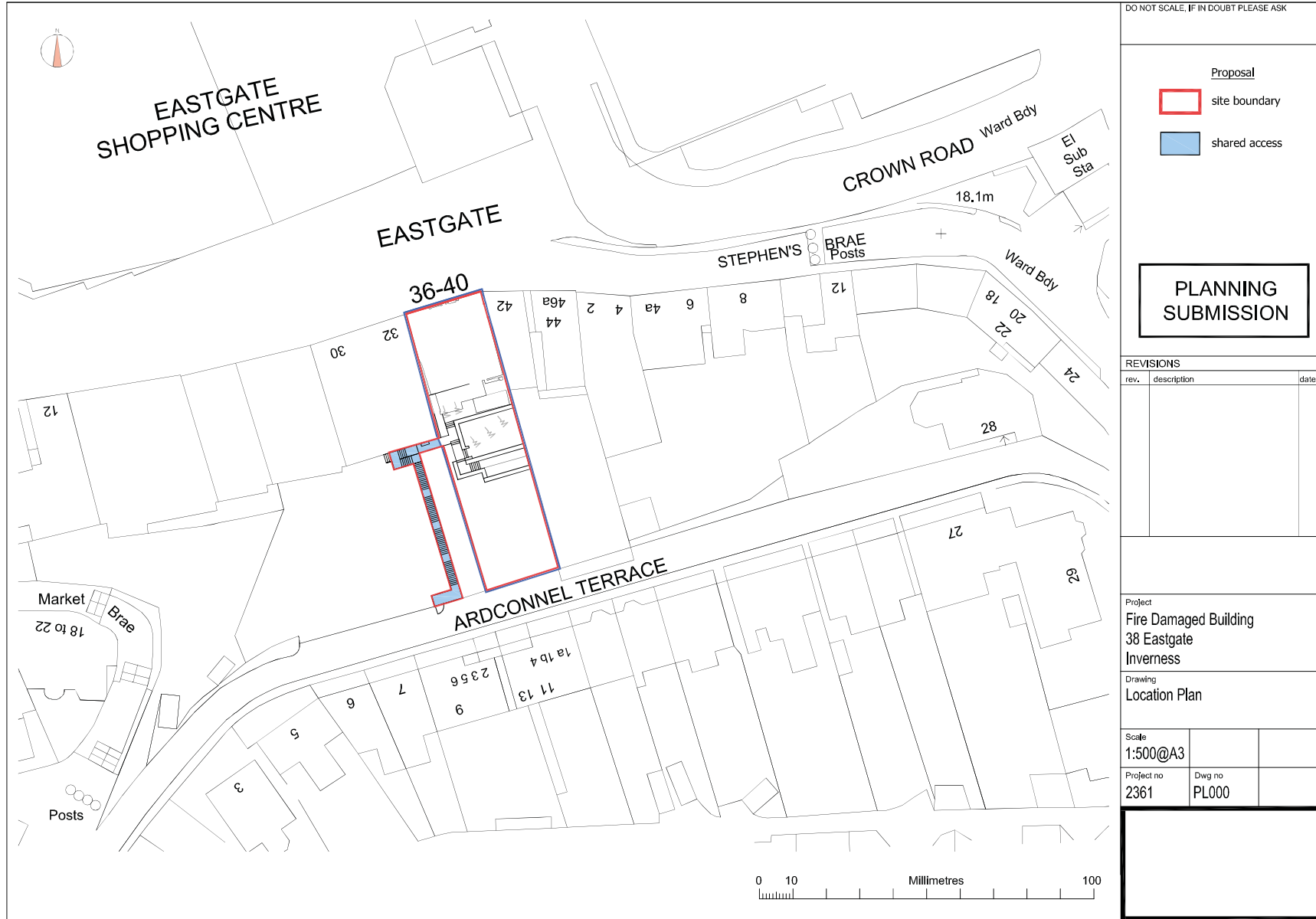
To arrange a viewing or for further information please contact the sole agents Grant Stewart Chartered Surveyors:-

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

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

Tel: 01463 718719





DO NOT SCALE, IF IN DOUBT PLEASE ASK

Proposal

- site boundary
- shared access

**PLANNING SUBMISSION**

REVISIONS		
rev.	description	date

Project  
 Fire Damaged Building  
 38 Eastgate  
 Inverness

Drawing  
 Location Plan

Scale	1:500@A3	
Project no	2361	Dwg no PL000





DO NOT SCALE, IF IN DOUBT PLEASE ASK

**Note**  
all external levels are indicative and subject to a full survey

**PLANNING SUBMISSION**

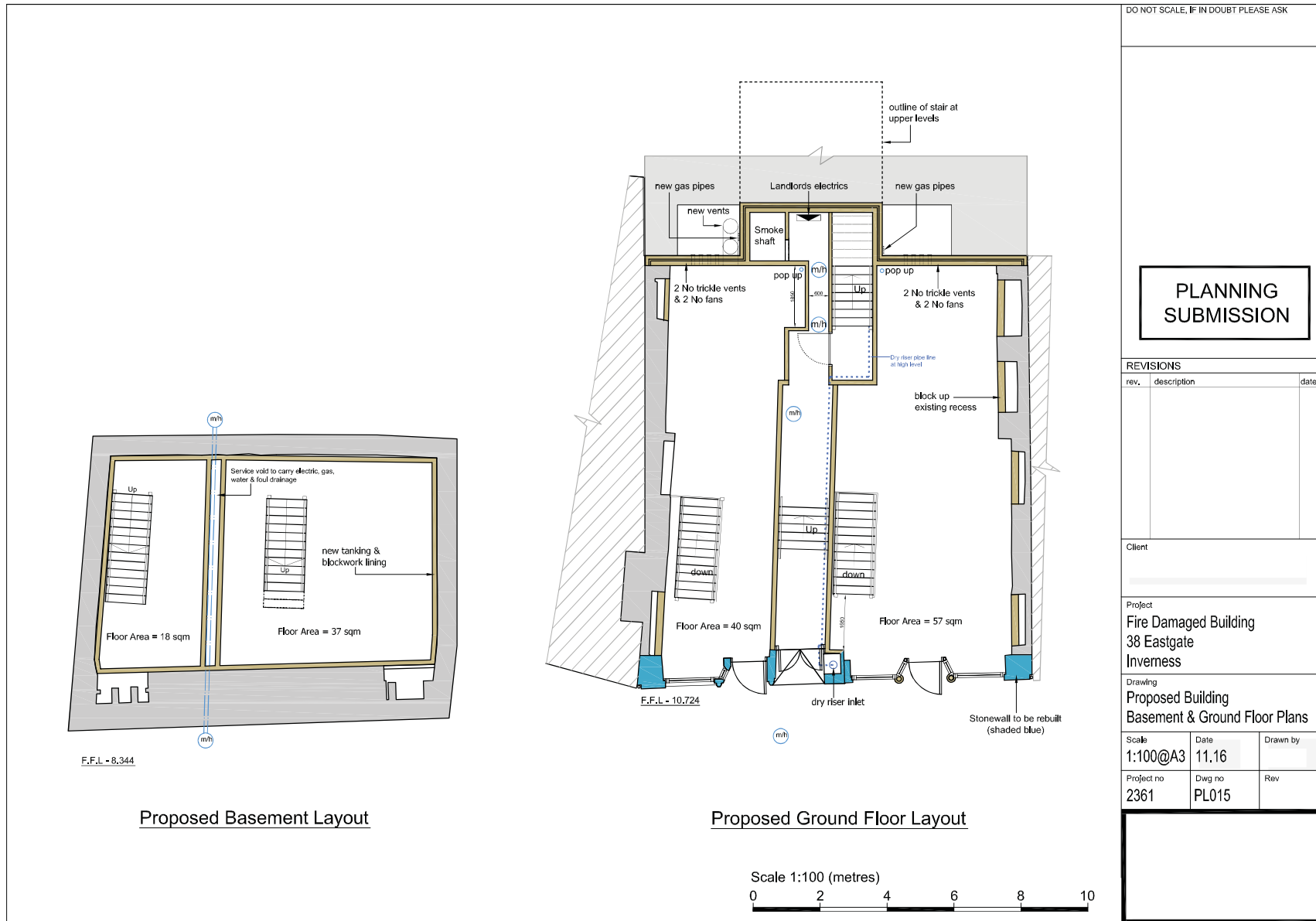
REVISIONS		
rev.	description	date

Client

Project  
Fire Damaged Building  
38 Eastgate  
Inverness

Drawing  
Proposed Site Plan

Scale	Date	Drawn by
1:200@A3	11.16	
Project no	Dwg no	Rev
2361	PL002	



DO NOT SCALE, IF IN DOUBT PLEASE ASK

**PLANNING  
SUBMISSION**

**REVISIONS**

rev.	description	date

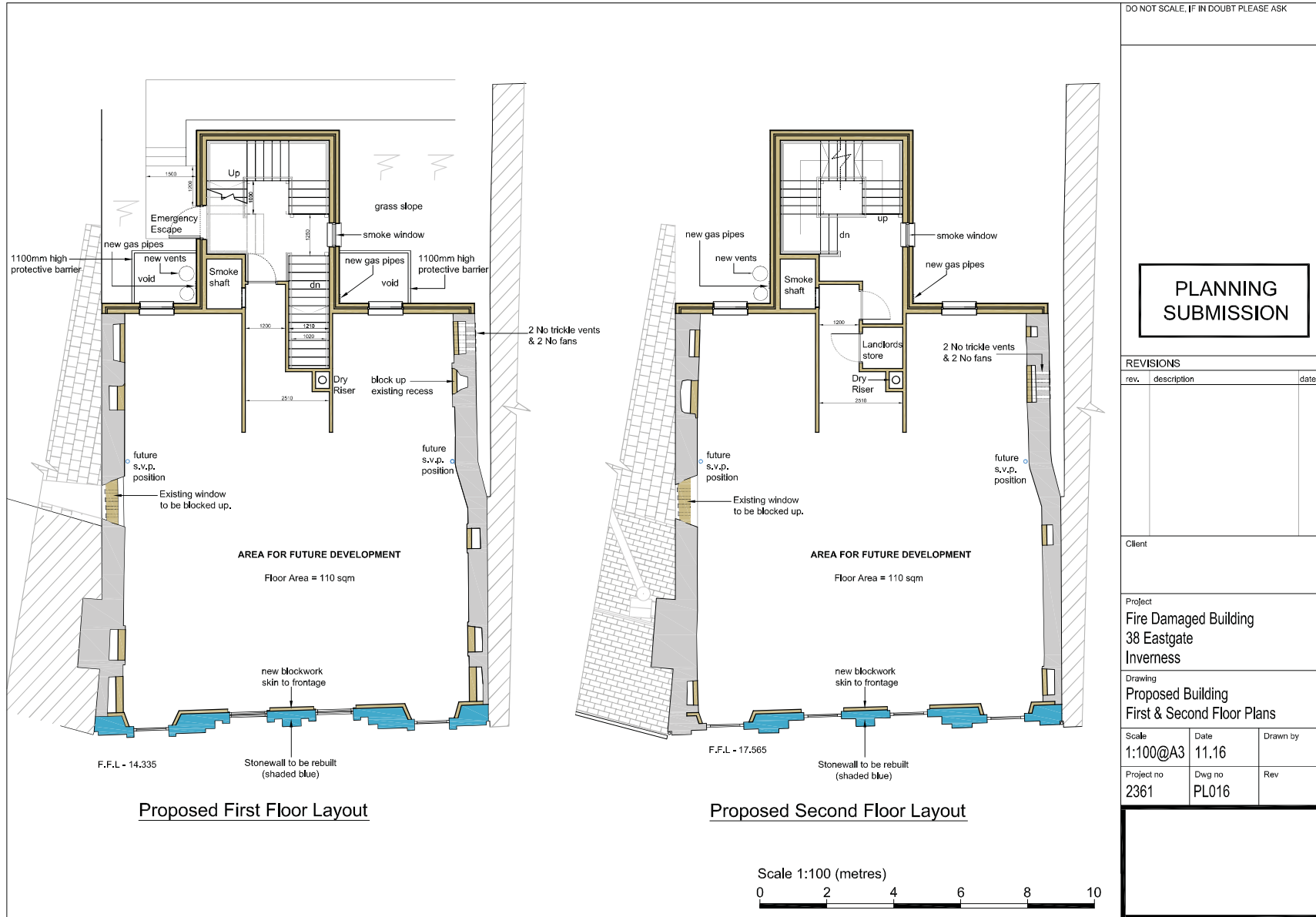
Client

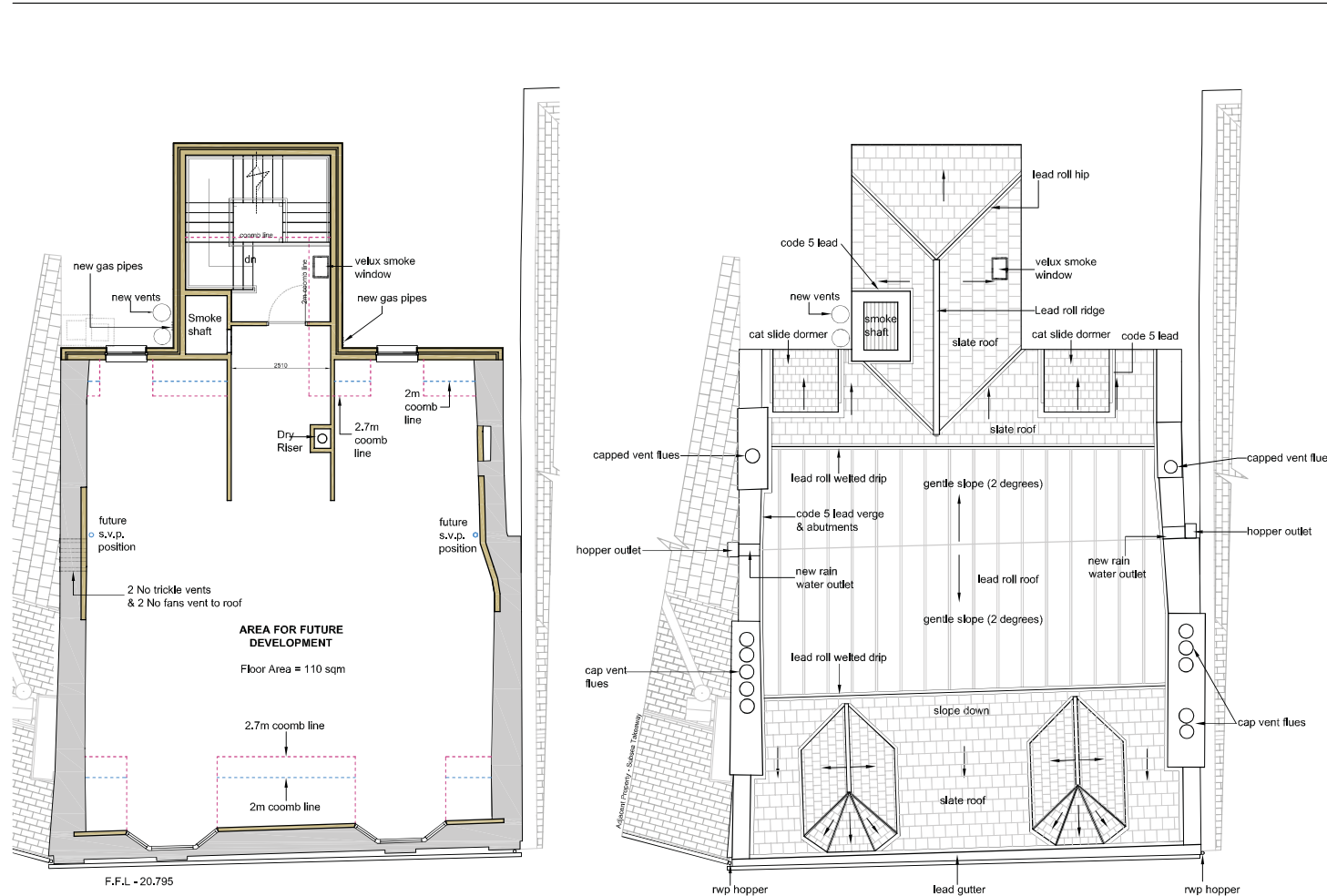
Project  
**Fire Damaged Building**  
 38 Eastgate  
 Inverness

Drawing  
**Proposed Building**  
**Basement & Ground Floor Plans**

Scale	Date	Drawn by
1:100@A3	11.16	

Project no	Dwg no	Rev
2361	PL015	





Proposed Third Floor Layout

Proposed Roof Layout

Scale 1:100 (metres)



DO NOT SCALE, IF IN DOUBT PLEASE ASK

**PLANNING  
SUBMISSION**

REVISIONS

rev.	description	da

Client

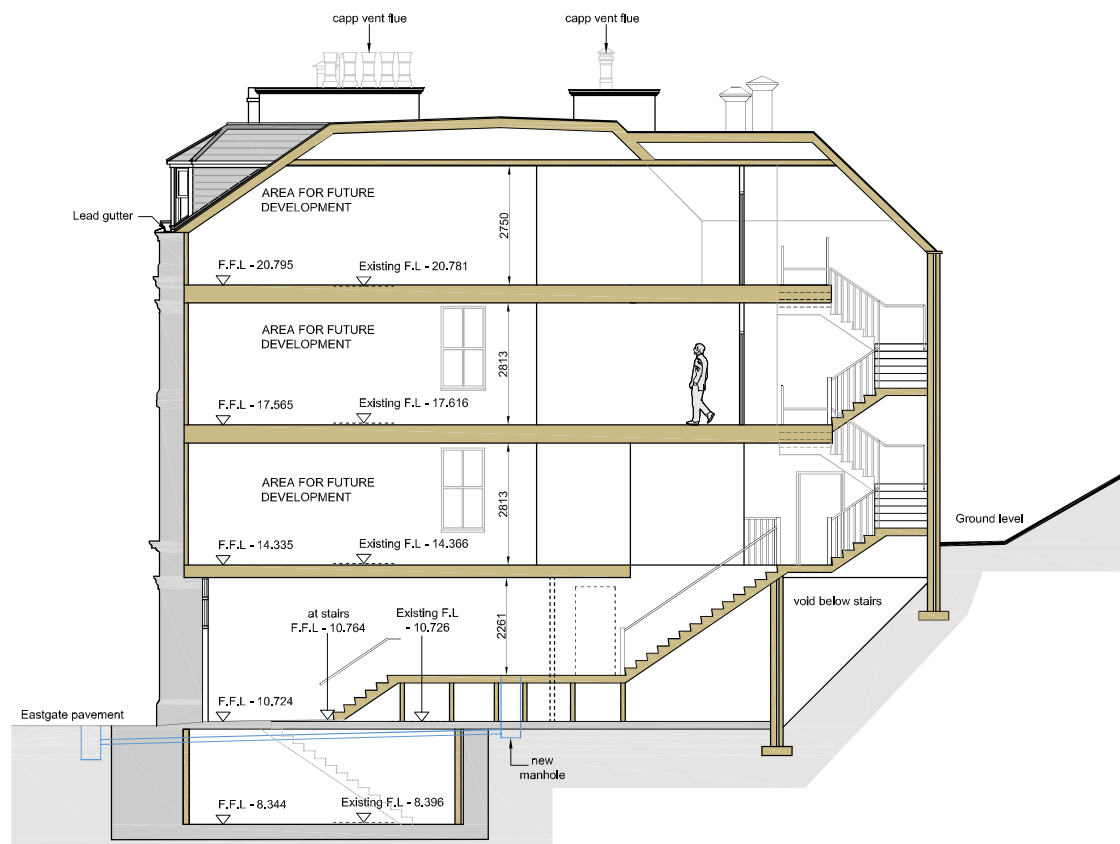
Project  
**Fire Damaged Building  
 38 Eastgate  
 Inverness**

Drawing  
**Proposed Building  
 Third Floor & Roof Plans**

Scale	Date	Drawn by
1:100@A3	11.16	

Project no	Dwg no	Rev
2361	PL017	





Proposed Section

Scale 1:100 (metres)



DO NOT SCALE, IF IN DOUBT PLEASE ASK

**PLANNING  
SUBMISSION**

REVISIONS

rev.	description	date

Client

Project  
Fire Damaged Building  
38 Eastgate  
Inverness

Drawing  
Proposed Building  
Section

Scale 1:100@A3	Date 11.16	Drawn by
-------------------	---------------	----------

Project no 2361	Dwg no PL018	Rev
--------------------	-----------------	-----

