



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

FOR SALE

www.gs-cs.co.uk

Tel. 01463 718719



**15b CULDUTHEL ROAD
INVERNESS, IV2 4AG**

- DEVELOPMENT OPPORTUNITY
- GIA 243.4m² [2,620 ft²] (Approx)
- SUITABLE FOR COMMERCIAL OR RESIDENTIAL USE

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 in the desirable Crown Area, on Culduthel Road, a short walk from the city centre. Nearby occupiers are of mixed residential & commercial use.

DESCRIPTION

The subjects comprise a two and a half storey, semi-detached building of traditional stone & slate construction with large front and rear garden areas. The property features a well-maintained driveway finished with tarmac.

This property presents a unique opportunity for both commercial and residential development. With its prime location and versatile potential, this property is perfect for developers or investors looking to capitalize on the growing demand for upscale living and hospitality spaces.

The primary building has a Gross Internal Area of approximately 243.4m2 [2,620 ft2].

SERVICES

The subjects have mains connections to water, electricity and gas. Drainage is to the main sewer.

COUNCIL TAX

The subjects have been categorized as Band F for Council Tax purposes. Please note, this is subject to change upon sale.

PLANNING

The property has most recently been used for commercial purposes as a House of Multiple Occupancy (HMO). The primary building is ideally suited for transformation into high-end apartments, serviced accommodations, or even a boutique hotel. The spacious rear garden offers excellent potential for residential development, ideally for apartments. Interested parties will require to satisfy themselves regarding any future development potential.

SALE PRICE

Our clients heritable interest is available to purchase at £495,000. There is no VAT payable on the Sale Price.

LEGAL COSTS

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

DATE OF ENTRY

By mutual agreement.

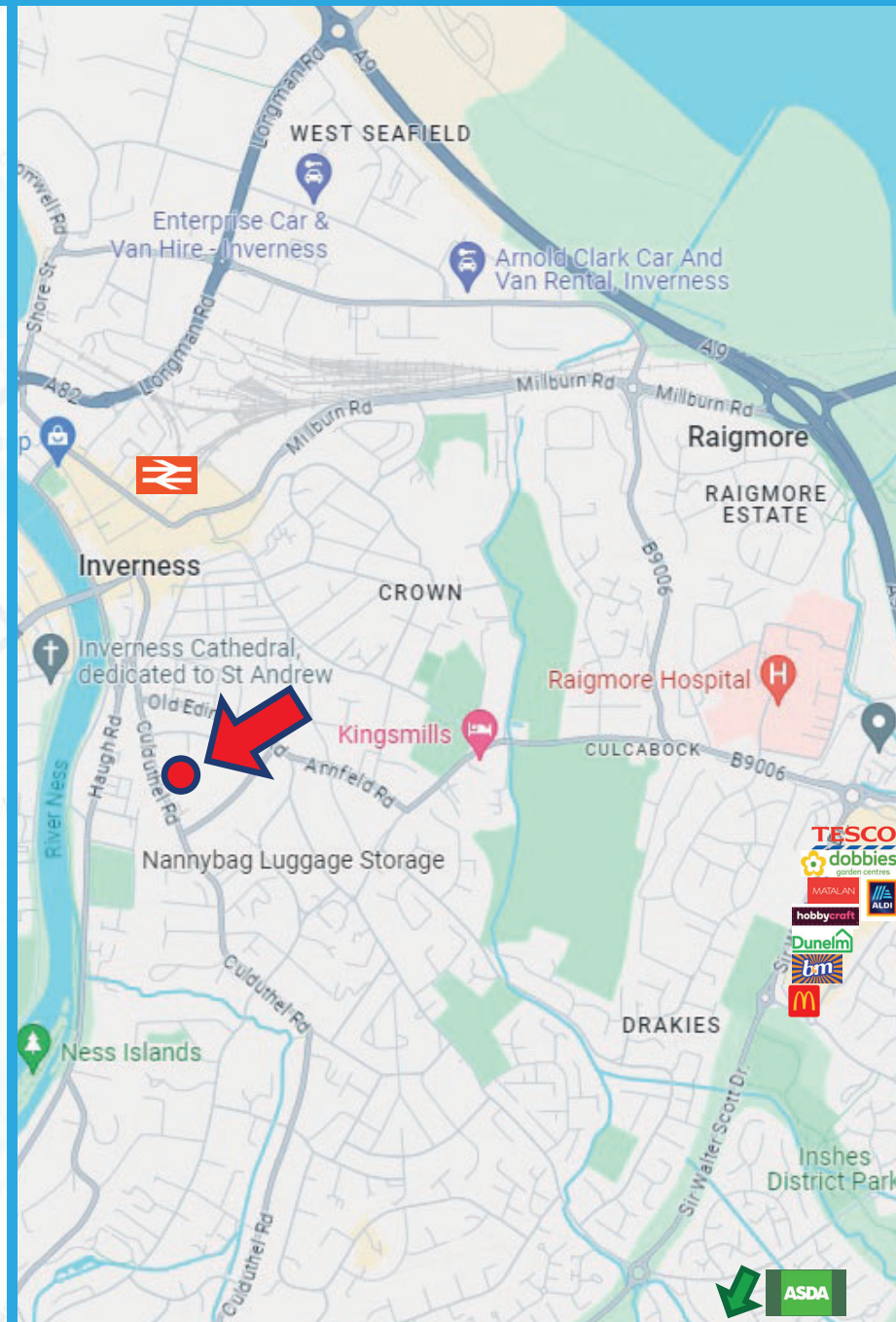
FURTHER INFORMATION

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
Fax: 01463 710712





FRONT GARDEN & DRIVEWAY



REAR GARDEN



REAR GARDEN

