

**2A Castle Wynd, Inverness, IV1 1HD**

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**City Centre Upper Level Offices  
With Two Parking Spaces**

**291m<sup>2</sup> / 3,132 ft<sup>2</sup> or thereby in terms of IPMS3  
£22,000 per annum**

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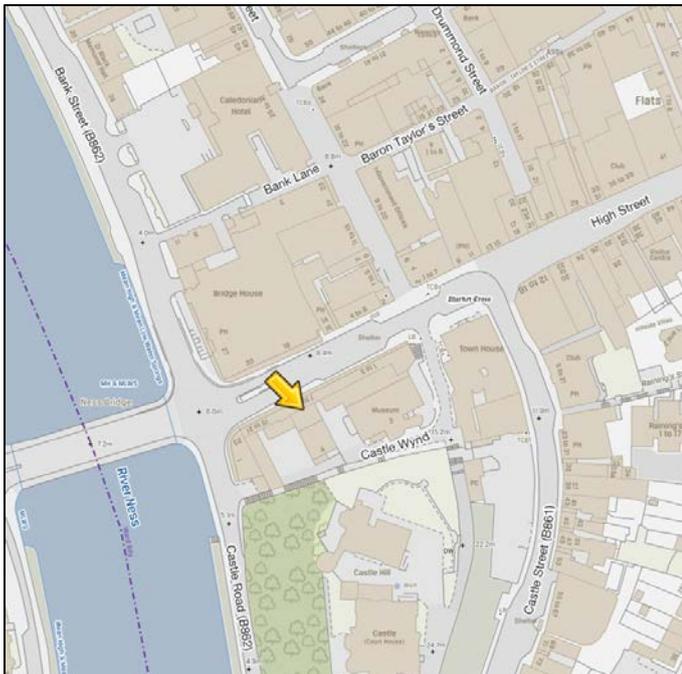
**Description:**

The newly refurbished Subjects comprise upper level open plan offices within the city centre. The main office area located to the front overlooking Bridge Street, while the welfare facilities including toilets, kitchen, and storages are to the rear with access to the service corridor.

The subjects benefit from large glass façades at the front and a partial glass roof provides a high level of natural daylight into the Subjects. The spacious open office offers flexibility to the tenant to reconfigure the layout to suit their requirements. There is a car park to the rear of the Subjects which provides 2 designated car parking spaces.

**Location:**

The Subjects are located in a prominent mixed development consisting a mix of office and retail units at the corner of Bridge Street and Castle Road in the city centre of Inverness. The Subjects are located on the south side of Bridge Street, which is an extension of the High Street and Inverness' main retailing thoroughfare. The local amenities and public transport links including the main Inverness bus and railway station are within short walking distance.

**Floor Area:**

The Subjects extend to 291 m<sup>2</sup> / 3,132 ft<sup>2</sup> or thereby measured on the basis of IPMS 3. Indicative floorplan is available upon request.

**Rent:**

A rental of £22,000 plus VAT per annum is sought.

**Lease Terms:** The Subjects are available for flexible lease terms on a standard full repairing and insuring lease.

**Service Charge:**

A service charge applies in respect of common areas for the larger subject. Details are available upon request.

**Rates:**

The rateable value of the property is £38,500 in the 2017 Valuation Roll.

**Planning:**

The existing use of the property is Class 4 (Business) in terms of Town & Country Planning (use classes) (Scotland) order 1997. The Subjects may lend itself for alternative use. Interested parties are advised to contact the Planning and Building Standards office to discuss their proposed use.

**EPC Rating:**

TBC.

**Date of Entry:**

To be agreed by mutual agreement.

**Costs:**

The tenant will be liable for their own and the landlord's legal fees. The tenant will also be liable for any LBTT, Registration Dues and VAT thereon.

**Viewing Arrangements:**

Viewing is strictly by appointment (Monday to Friday between 9 am to 5 pm). Please contact Ricky Cheng on 01463 702228 or e-mail: [ricky.cheng@highland.gov.uk](mailto:ricky.cheng@highland.gov.uk).

