

**12 & 13 Ardross Street  
Inverness IV3 5NN**

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**City Centre Office Building/Development  
Includes Parking Area**

**Offers Over £425,000 or £35,000 per annum  
are invited**

To view all property available for sale, please view our webpage:  
[www.highland.gov.uk/propertysales](http://www.highland.gov.uk/propertysales)

### Description:

The Subject comprises a traditional stone and slate end terraced building dated back to 1887. Internally the building consists of office accommodation over three floors with facilities spread across floors. At the rear of the property there are 2 extensions. The subjects benefit from a mixture of solid concrete and suspended timber flooring with walls and ceilings being a mixture of plasterboard lined and traditional lath and plaster. Natural lighting is provided by single glazed windows and sky lights.

The Subject comes with an area at the rear of the building which provides 9 marked out parking spaces for staffs and visitors. Accessed via the lane to the side of the property. This area also offers the potential for future expansion / redevelopment, subject to the necessary listed building and planning consent.

### Location:

The Category B listed property is situated in the Inverness Riverside Conservation Area, located on the north side of Ardross Street. The property is surrounded by buildings with similar historic characteristics. The majority are occupied as offices and include Surveyors, Solicitors and Local Authority. There is also a mix of hotel and guest house uses in the vicinity. The iconic Inverness St Andrew's Cathedral close by the property. The city centre with local amenities and public transport including the main Inverness bus and railway station is within walking distance.



### Rates:

The rateable value of the property is £40,500 in the 2023 Draft Valuation Roll.

### EPC Rating:

F

### Floor Area:

The subject extends to a total of 351.1 sqm (3,780 sqft) measured on IPMS 3 basis and floors breakdowns are as follows below:

Floor	Area SQFT	Area SQM
Ground Floor	1,361	126.4
First Floor	1,305	121.2
Second Floor	1,115	103.6
Total	3,780	351.1

### Planning:

The existing use of the property is Class 4 (Business) in terms of Town & Country Planning (use classes) (Scotland) order 1997.

### Lease Terms:

FRI lease terms.

### Viewing Arrangements:

Viewing is strictly by appointment (Monday to Friday between 9 am to 5 pm).

Please contact William Crombie on 07443190292 or e-mail: [William.Crombie@highland.gov.uk](mailto:William.Crombie@highland.gov.uk).

### Date of Entry:

To be agreed by mutual agreement.

### Submission of Offers:

A closing date by which offers must be submitted will be fixed at a later date.

All offers should be submitted in standard Scottish legal form upon notification of the closing date. Offers should be email to [Property.Offers@highland.gov.uk](mailto:Property.Offers@highland.gov.uk)

### Faxed offers will not be accepted.

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.

