

UNDER OFFER



FG Burnett



To Let / May Sell

69/71 High Street and 69/71 Castle Road

Invergordon, IV18 0AA

Up to 884 sq.m | 9,533 sq.ft or thereby available

- Flexible floor plate makes subdivision possible
- Part of building held on a leasehold basis



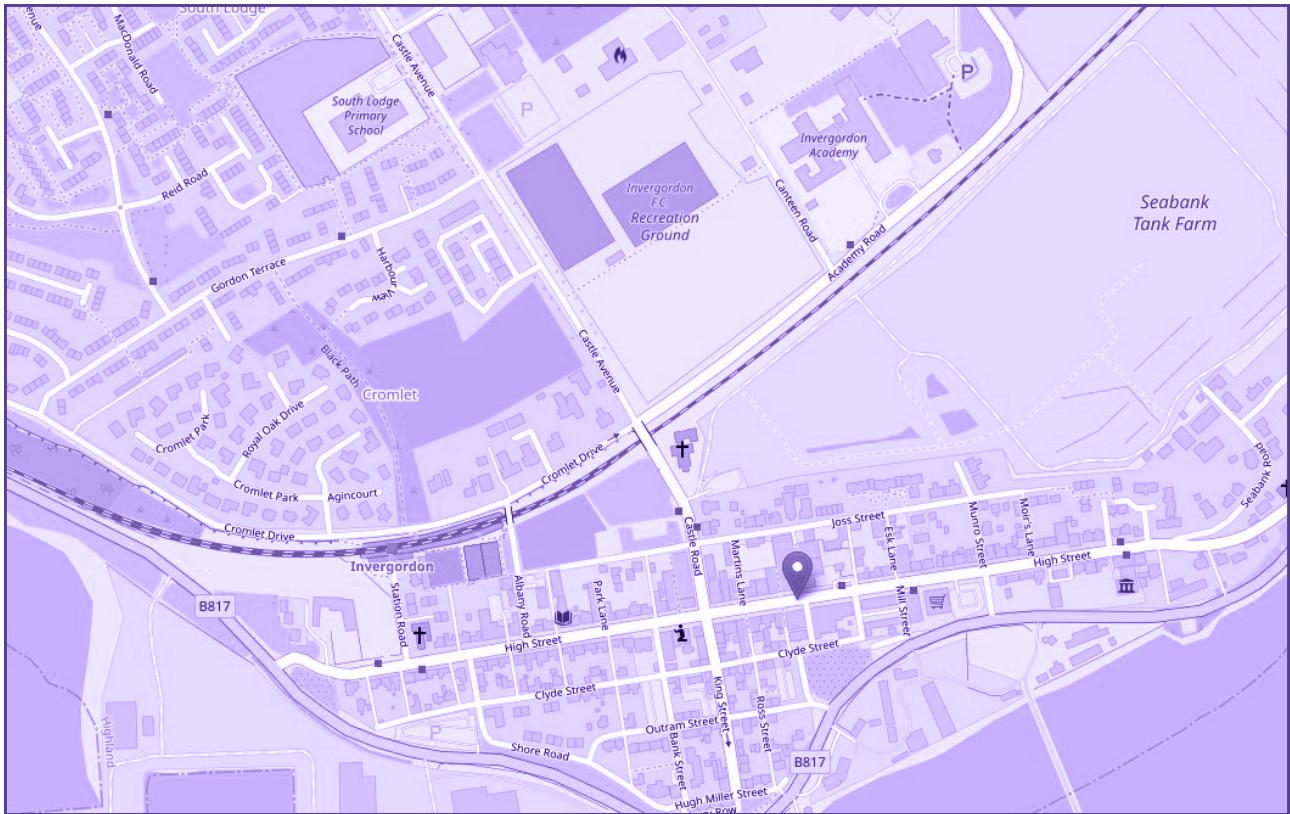
Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



All enquiries:

01224 572 661/
07766 357 953

fgburnett.co.uk
rennieproperty.co.uk



Location

The subjects are situated in a prominent corner position at the junction of High Street and Castle Road in Invergordon town centre. Surrounding properties are commercial, with office and retail occupiers making up the surrounding area.

Invergordon is located approximately 24 miles north of Inverness and 15 miles west of Nigg Energy Park.

The town of Invergordon benefits from an influx of tourists, with cruise liners porting at Invergordon on a regular basis.

Description

The premises form flexible and modern open-plan office accommodation within two adjoined buildings. The first of these fronts on to Invergordon High Street and comprises a two-storey plus attic building of traditional stone construction which accommodates three floors of office accommodation.

The second building fronts onto Castle Road and is a single-storey semi-detached building of modern construction. Internally this provides flexible open plan office accommodation.

Please note that the two buildings are linked internally at ground floor level and have raised access flooring and suspended ceilings.

Please also note that part of the building is held on a leasehold basis. Therefore any letting of this area would be on a sub-let basis and would also be subject to landlord approval.

Accommodation

The net internal area of the subjects extends to approximately:-

Ground Floor	761.66 sq.m	8,198 sq.ft
First Floor	65.38 sq.m	704 sq.ft
Attic Areas	58.58 sq.m	631 sq.ft
Total	884 sq.m	9,533 sq.ft

Lease Terms

The premises will be available for lease on full repairing and insuring terms for a minimum period of three years. Any lease period in excess of five years will be subject to five yearly rent reviews. The permitted use is for business use falling within use Class 4 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. Any tenant will require to satisfy themselves that the proposed use falls within the permitted use class.

Please note: Enquiries for other uses will be considered on a case-by-case basis.

Rent

On application.

Rateable Value

The Rateable Value effective from 1 April 2023 is £56,500.

Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

EPC Rating

69/71 Castle Road - D
69/71 High Street - F

Sales Enquiries

Our client welcomes enquiries from parties interested in purchasing the subjects. Further information can be provided on application.

VAT

VAT will be payable at the standard rate on all monies due.

General

A closing date will be set for receipt of formal offers. HIE's decision making will normally be based upon the highest offer received but HIE is under no obligation to accept the highest, or indeed, any offer.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett and Rennie Property Consultants are required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and we will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

On conclusion of legal missives.





Viewings & Offers

Please contact the joint agents to discuss your interest further or to arrange a viewing. All offers should be submitted in writing to the joint agents.

Jonathan Nesbitt

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Sandy Rennie

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