



FOR SALE

FIRST FLOOR OFFICE PREMISES
WITH SECURITY ENTRANCE

POTENTIAL FOR RESIDENTIAL
CONVERSION OR OTHER USES (STP)

EXTENDS TO 124 M² (1,337 FT²)

CITY CENTRE LOCATION

QUALIFIES FOR 81.25%
SMALL BUSINESS RATES RELIEF

IN NEED OF REFURBISHMENT

EARLY ENTRY AVAILABLE

OFFERS OVER £60,000



WHAT 3 WORDS

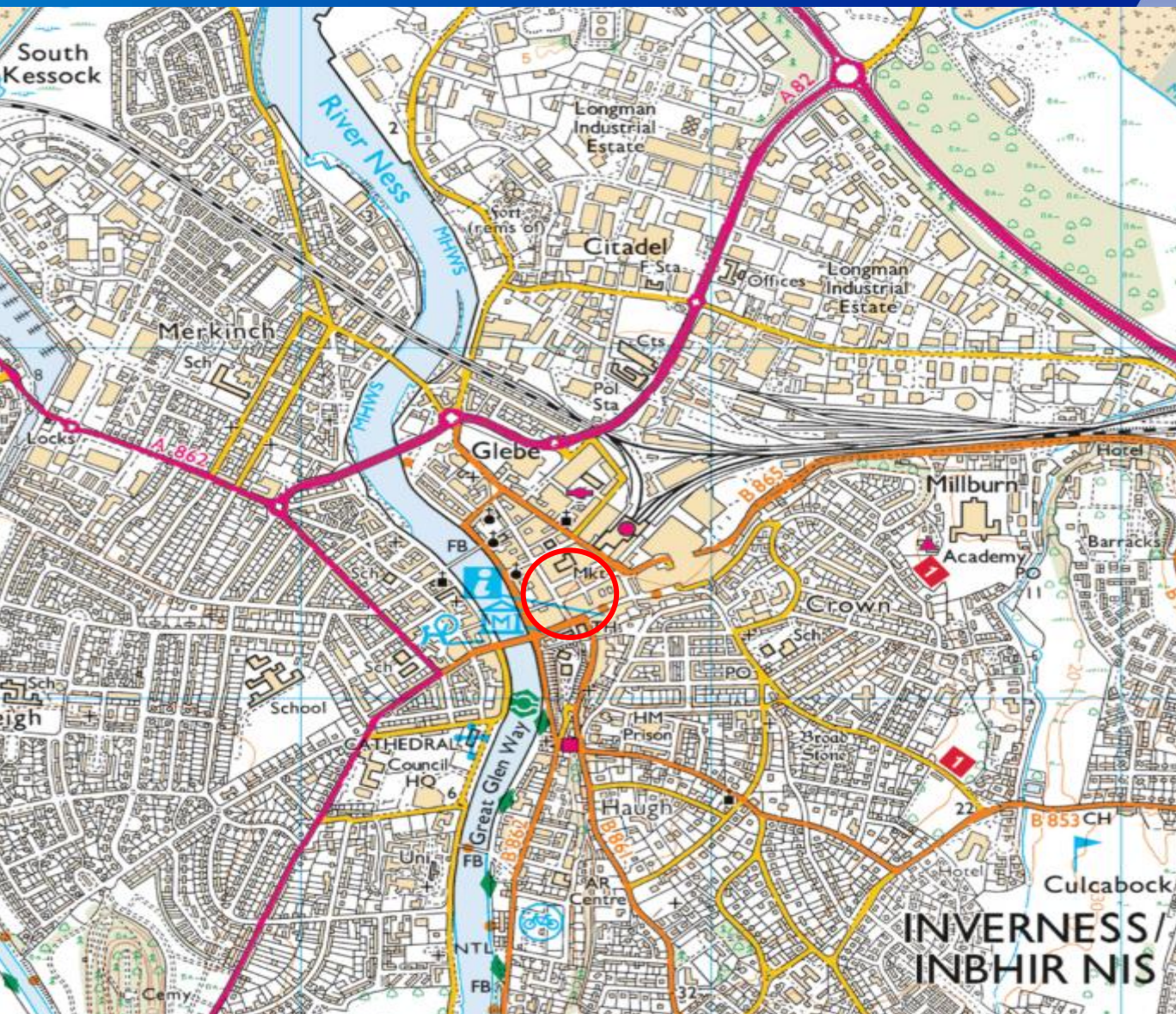


VIRTUAL TOUR

FIRST FLOOR OFFICE, 13 LOMBARD STREET, INVERNESS, IV1 1QQ

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LOCATION

Inverness is the commercial, administrative and business centre for the Highlands and Islands of Scotland. Inverness enjoys excellent transport links via the main A9 trunk road leading both north and south and benefits from daily rail and bus services. Aberdeen is approx. 104 miles to the southeast and Edinburgh and Glasgow are 157 miles to the south and 170 miles to the southwest, respectively.

The property is located on Lombard Street a busy pedestrian thoroughfare within the heart of Inverness city centre within easy access of all of the city centre amenities. Lombard Street connects directly to the High Street at its southern end and Drummond Street leading to Union Street at its northern end.

Surrounding occupiers in the area comprise a good mix of national and local organisations including Oxfam, Cancer Research UK, Barclays Bank, Lettuce Eat Sandwich Shop and The Health Shop.

DESCRIPTION

The property currently comprises an office suite at first floor level within a wider terraced 3-storey and attic building of stone and slate construction. Access to the building is via a shared secure entrance door at ground floor level leading to a common stairs to both the subjects and residential apartments on the upper floors.

The property is currently configured in a cellular layout providing 7 office rooms, storage and staff ancillary facilities. The property also includes a small basement area suitable for storage accessed via a timber staircase.

Windows are single glazed timber, some of sash and case design. Internally the specification comprises suspended timber floors, plasterboard walls and ceilings. Lighting is provided by ceiling mounted fluorescent fittings. The property appears to have been formerly heated via a wall mounted radiator wet system fed from a boiler which has been removed as has most of the wall radiators.

The basement area comprises walls of stone and masonry construction with a solid concrete floor.

The property is in need of refurbishment.





FLOOR AREA

The Gross Internal Area extends to approximately:-

Ref.	M ²	FT ²
First Floor Office	113	1,217.20
Basement	11	119.32
Total	124.17	1,336.52

RATEABLE VALUE

The current Rateable Value is £12,750. Under the Small Business Bonus Scheme, an 81.25% discount is available. If applied, the net rates liability for 2025/26 would be £1,190.53. Further details can be found at www.mygov.scot.

PLANNING

Class 4 (Business). Suitable for a range of alternative uses including conversion to residential, subject to planning.

EPC

Details on request.

SALE TERMS

Our client's Heritable interest (Scottish equivalent of English Freehold) is available For Sale with vacant possession at offers over £60,000 **plus VAT**.

As the sale is part of an insolvency case, the trustees do not offer any warranties or guarantees in connection with the subject property. Interested parties must satisfy themselves on all aspects of the property prior to purchase. Clean/unconditional offers are invited. All figures are quoted exclusive of VAT which will be added at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction. The purchaser will be responsible for LBTT, Registration Dues and VAT thereon.







Get in Touch

For further information or viewing arrangements please contact the sole agents:



Linda Cameron

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Stuart Main

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Shepherd Chartered Surveyors

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Inverness, IV1 1UA t: 01463 712239



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date: July 2025

