

DEVELOPMENT AND INFRASTRUCTURE PROPERTY SALES

Web: http://www.highland.gov.uk/directory/24/property_for_sale
Tel: (01463) 702217 Email: property.sales@highland.gov.uk

FOR
SALE

FORMER DAY CARE CENTRE 1 WATERLOO PLACE INVERNESS IV1 1NB



OFFERS IN THE REGION OF £130,000

For further information and viewing arrangements –
Development & Infrastructure, HQ, Glenurquhart Road,
Inverness, IV3 5NX
Telephone: 01463 702217

DESCRIPTION

The subjects comprise a three storey, stone and slate building dating from around 1900. Originally the ground floor was retail and the upper accommodation however laterally used as office accommodation. Internally the property provides a mixture of open plan and cellular office accommodation.

The ground floor compromises a shop front area as well as kitchen, laundry area, toilet and shower facilities. The first floor has 3 office rooms, toilet and shower and the second floor tea preparation facility, toilet and two office rooms.

In accordance with the RICS code of Measuring Practice the NIA extends to 139 sqm.

LOCATION

Located on the west side of Chapel Street and the corner of Glebe Street, this city centre location is surrounded by a variety of other uses including residential, office and retail premises. The property is adjacent to a furniture showroom and a short walk from the City Centre.



VIEWING:

Strictly by prior appointment with Highland Council. Please contact Kenneth Forbes on 01463 702563 or e-mail kenneth.forbes@highland.gov.uk

PLANNING

It is understood that the class 1, 2 & 4 consent would be considered appropriate however interested parties are advised to contact the Planning and Building Standards office to discuss their proposed use. All planning queries should be directed to Highland Council, Kintail House, Beechwood Business Park, Inverness, IV2 3BW. Tel: 01463 255200 or email planning@highland.gov.uk

SERVICES

The property benefits from mains supplies water, electricity and gas with drainage to the main sewer.

DATE OF ENTRY:

Entry to the subjects will be given upon conclusion of the transaction.

RATING

The rateable value is currently £15,900. Interested parties should make their own enquiries to the Highland & Western Isles Valuation Board: Tel: 01463 703340, email: assessor@highland.gov.uk

EPC BAND

Band G

SUBMISSION OF OFFERS:

A Closing date by which offers must be submitted will be fixed at a later date. Prospective purchasers must "note interest" in writing in order to receive a letter drawing their attention to the closing date. All offers must be submitted in proper Scottish Legal form in a sealed envelope addressed to: Kenneth Forbes, Development and Infrastructure, The Highland Council, Glenurquhart Road, Inverness, IV3 5NX

Offers should be clearly marked "PRIVATE AND CONFIDENTIAL – *1 WATERLOO PLACE, INVERNESS*"

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. **Emailed or faxed offers will not be accepted.**