



SouthForrest
Solicitors and Estate Agents



Office For Sale/To Let, 9 Kingsmills Road, INVERNESS, IV2 3JT

- Front Office/Reception
- Rear Office
- Kitchenette
- WC
- Electric Heating
- Prominent Position
- Ground Floor Premises
- Crown/Kingsmills Area
- 100% Small Business Rates Relief may be available to qualifying Tenants.

Offers Around £70,000

*****OFFICE FOR SALE/TO LET *****This is a unique opportunity to purchase or lease a spacious ground floor office unit in the heart of the busy and sought after Kingsmills area of Inverness.

Situated on the main thoroughfare, with lots of passing vehicles and footfall, this area is also serviced by a busy bus route and is within easy walking distance to the city centre.

The main front office/reception has suspended and concealed lighting and the frontage ensures good exposure to passing traffic. There is a good sized office to the rear with privacy window. There is a small kitchenette suitable for making tea/coffee and a separate WC.

LOCATION

Set in the sought after Crown area of Inverness, this office enjoys a prominent situation on the main thoroughfare of the Kingsmills shopping area. Conveniently located and on the doorstep of local shops, such as bakery, newsagents, chemist, clothes shop, gift shop, hairdresser and beautician, tea room and food take-away can be found at Kingsmills. Doctor and dental surgeries, together with an optician, vet, hotels and a church are also nearby. Inverness Golf Course, various shops and services at Culcabock and Raigmore Hospital are all also within easy reach.

There is a public pay and display car park available within walking distance.

DIRECTIONS

From the city centre (e.g. Railway station) bear left in to Millburn Road and at the traffic lights keep in the right hand lane and turn right to go up Crown Drive. At the top of the hill at the mini roundabout bear right in to Crown Circus and then continue along bearing left at the traffic lights (Crown Church). Continue along passing the primary school on your left and No 8 is situated on the left half side before the second set of traffic lights

KEY POINTS

- * Prominent position
- * For sale or to let
- * Spacious office suite
- * Alarm system

ACCOMMODATION

Front Office/Reception

5.61m x 3.78m at widest (18'5" x 12'5" at widest)

Large display window to front.



Rear Office

3.15m x 2.60m at widest (10'4" x 8'6" at widest)

Window to rear. Concealed safe.



Kitchenette

1.18m x 0.76m (3'10" x 2'6")

Base unit with shelving above. Coat hooks. Door to WC.

WC

1.85m at widest x 1.25m - 0.63m (6'1" at widest x 4'1" - 2'1")

Opaque window to rear. White WC and wash hand basin set in vanity style unit.

SERVICES

The office benefits from mains electricity, water and drainage.

RATES

An incoming Tenant may benefit from 100% Business Rates Relief under the Small Business Bonus scheme.

LEASE TERMS

The property is offered for lease on a full repairing and insuring basis for a negotiable term. Rent negotiable.

EPC BAND

Band G

VIEWINGS

By appointment through South Forrest Property Department on 01463 250255.

PRICE

Offers in the Region of £70,000

HSPC

56143



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