

69/71 Castle Road,



Office



INVERGORDON IV18 0AA

**TO LET /
MAY SELL**

- NIA: 297.86SQ.M / 3,206SQ.FT OR THEREBY
- PROPERTY AS A WHOLE AVAILABLE FOR SALE ONLY
- ASKING PRICE: ON APPLICATION
- RENTAL: £26,000 PER ANNUM
- POTENTIAL FOR SUB-DIVISION



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69/71 Castle Road, INVERGORDON

LOCATION

The premises are located in the town of Invergordon which is close to all the main port services. Invergordon is approximately 24 miles north of Inverness and 15 miles west of Nigg Energy Park.

DESCRIPTION

The premises form modern open plan office accommodation within a single storey semi-detached building.

ACCOMMODATION

The accommodation may be summarised as follows:-

Ground Floor - Communal Entrance, Male and Female and Disabled Toilet, Tea Prep and Open Plan Office accommodation.

The Net Internal Area is noted as 297.86sq.m / 3,206sq.ft or thereby.

The property benefits from an additional meeting room extending to 8.01sq.m / 86 sq.ft or thereby which may be available on separate terms. Further details available on application to the agent.

SERVICES

We understand the property is connected to mains water and electricity with drainage being to the public sewer. The property benefits from central heating run off a gas fired boiler.

RATEABLE VALUE

To be reassessed.

LEASE TERMS

Flexible Lease terms are available for the property in its present condition.

RENTAL

Our client is seeking an annual rental of £26,000.

SALE PRICE

On application. Please note that the property as a whole is available for sale only.

GENERAL

It should be noted that HIE's decision making will normally be based upon best consideration received, however, HIE is under no obligation to accept the highest or indeed any offer.

HIE's disposals policy reflects the Asset Transfer Request provisions in the Community Empowerment (Scotland) Act 2015. This gives powers to community bodies to buy, lease, manage or occupy land and buildings in the ownership of public authorities.

The policy incorporates best value decision making when a community body makes an offer to purchase. Best value disposals (transactions at less than best consideration) are only justified where additional economic, social and environmental benefits that are aligned with HIE's organisational objectives are demonstrated. This takes account of the offer price and wider benefits of the proposal, scoring each offer in terms of non-monetary costs and benefits. A copy of HIE's Asset Transfer Policy Guidance Notes and Best Value Scoring Framework will be made available to all interested parties. If notified of a community interest, all prospective purchasers are advised to provide supplementary information with regards to additional public benefits to be gained from the transaction that are lined with HIE's organisational objectives.

EPC

On application.

TO LET / MAY SELL Office



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Kenny McKenzie - Tel: 01463236977

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CONTACT

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IMPORTANT NOTICE:

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

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