



28 TOMNAHURICH STREET

Inverness, Highland, IV3 5DS


McEwan Fraser Legal
Solicitors & Estate Agents

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INVERNESS

Highland, IV3 5DS

This attractive commercial property is located in a busy street close to the centre of Inverness, the Capital of the Highlands. It is within close walking distance to the railway and bus stations.

Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged to be one of the fastest-growing cities in Europe.

The Highland capital provides excellent retail, cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.







**FRONT
OFFICE**

28 TOMNAHURICH STREET Inverness, Highland, IV3 5DS

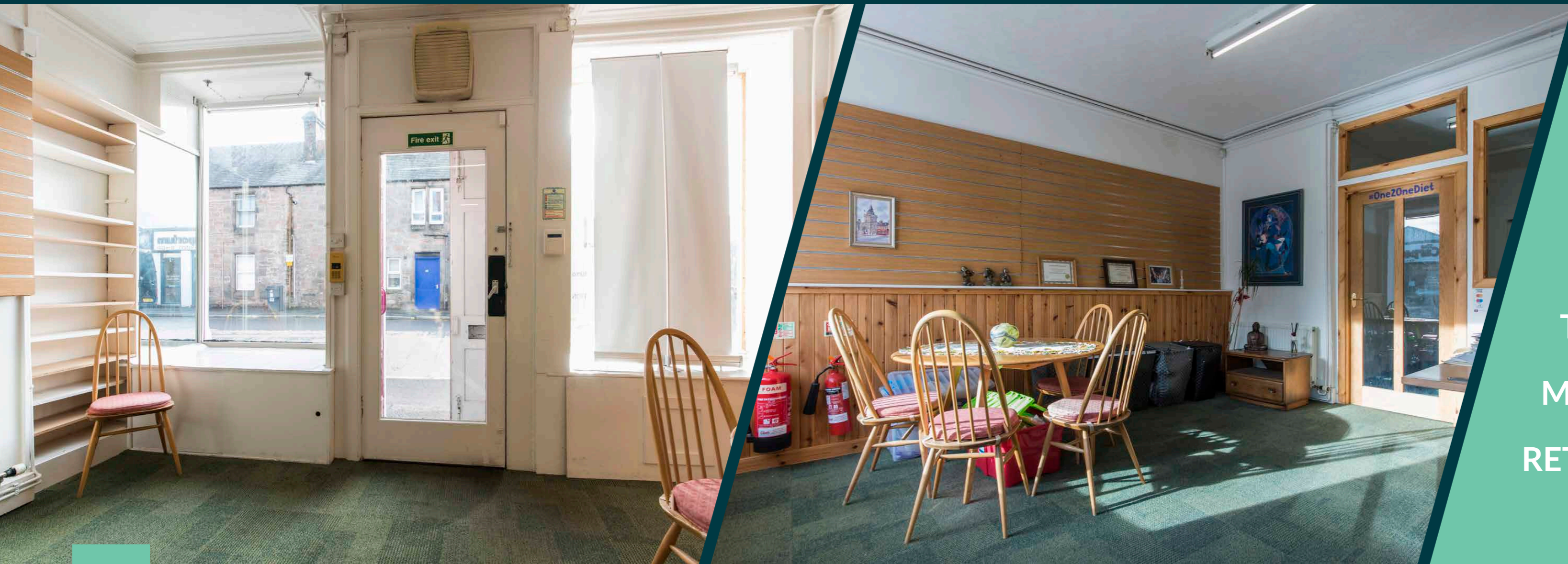
McEwan Fraser Legal are delighted to offer an outstanding opportunity to purchase 28 Tomnahurich Street which comprises of a ground floor retail/office unit located in one of the busiest streets in Inverness. The property is double-fronted extending to a total of 82 sq.m. (880 sq. Ft.) and consists of a large front office/shop space, an additional four offices, WC, kitchen area and boiler-room/store.

Tomnahurich Street is widely recognised as having one the highest footfalls of any street in Inverness and is within easy walking distance of both bus and railway station.

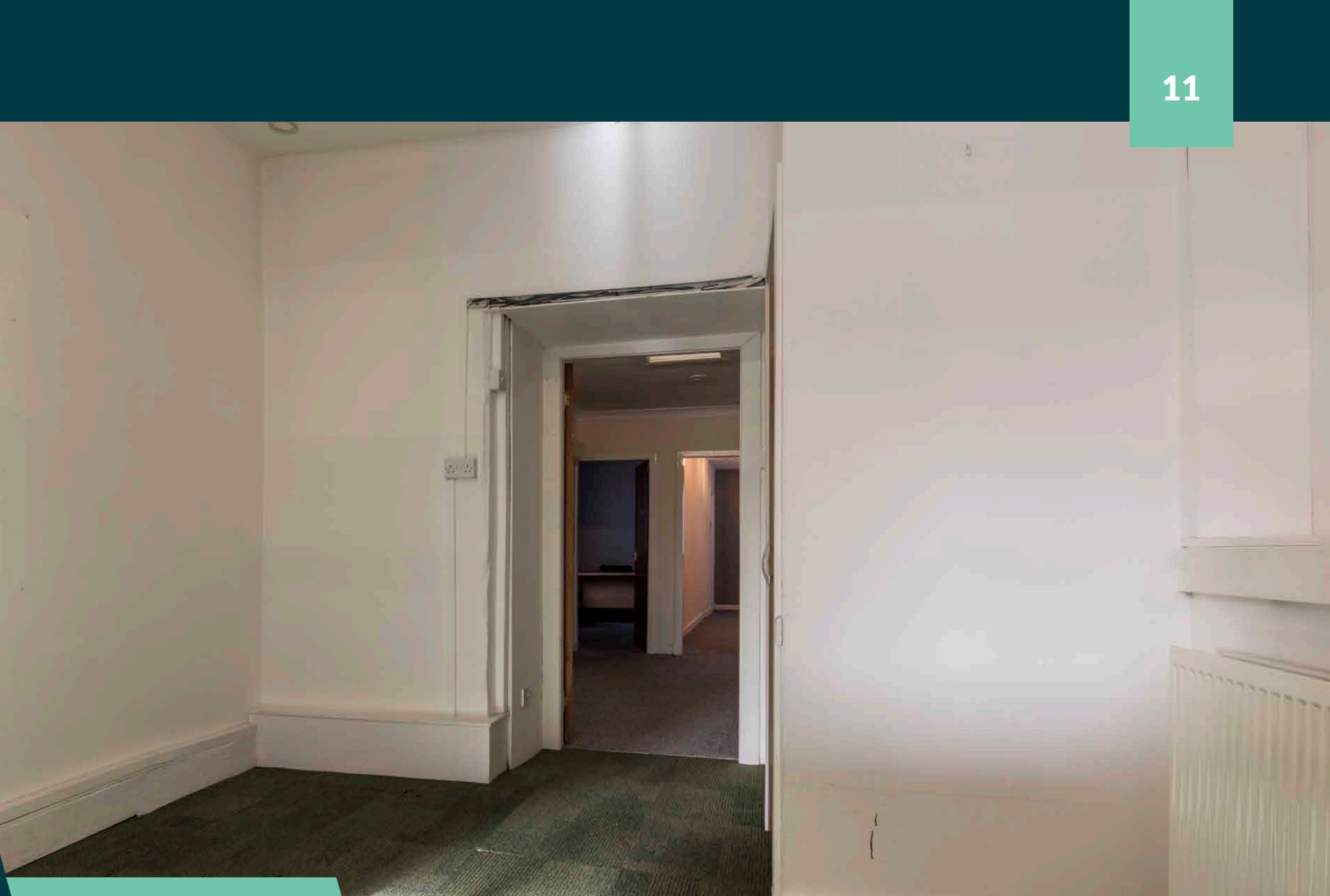
The property has a flexible layout offering many different trading options with the offices having multi-use as storage or retail space. The property benefits from gas-fired central heating with the boiler having been installed in 2018.

This property has been in the same ownership for several years, but the owner has now decided to fully retire from business.

Tenure: Freehold

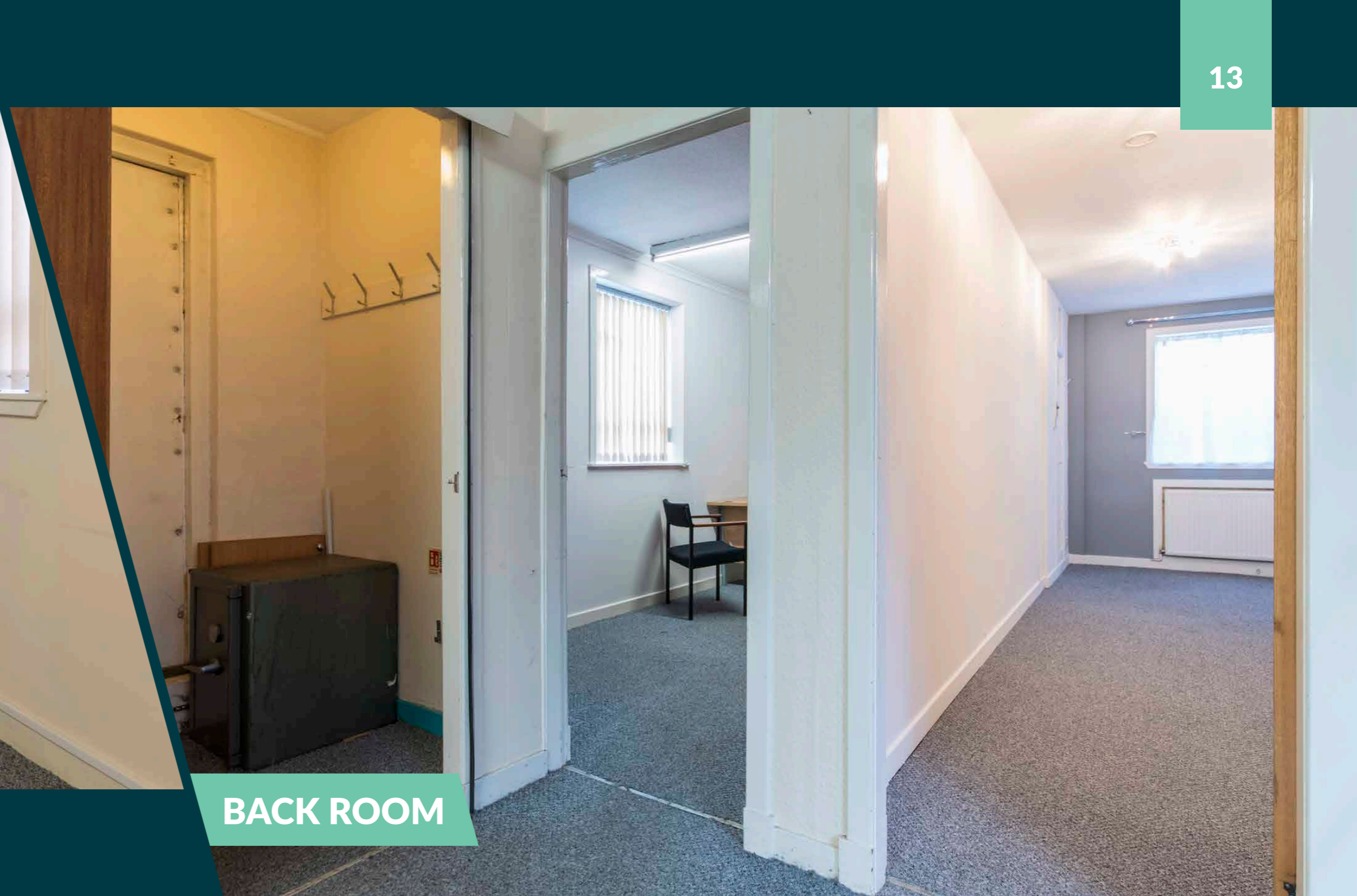


“... A FLEXIBLE LAYOUT
OFFERING MANY DIFFERENT
TRADING OPTIONS WITH
THE OFFICES HAVING
MULTI-USE AS STORAGE OR
RETAIL SPACE ...”





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BACK ROOM

OFFICE 2

“... A GROUND FLOOR
RETAIL/OFFICE UNIT
LOCATED IN ONE OF
THE BUSIEST STREETS
IN INVERNESS ...”



OFFICE 2

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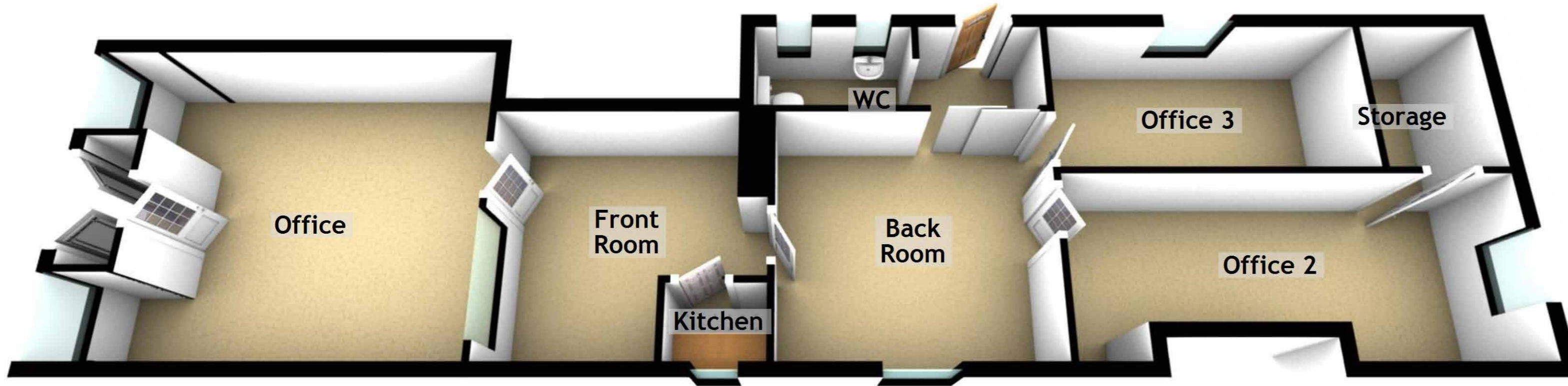
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OFFICE 3



WC

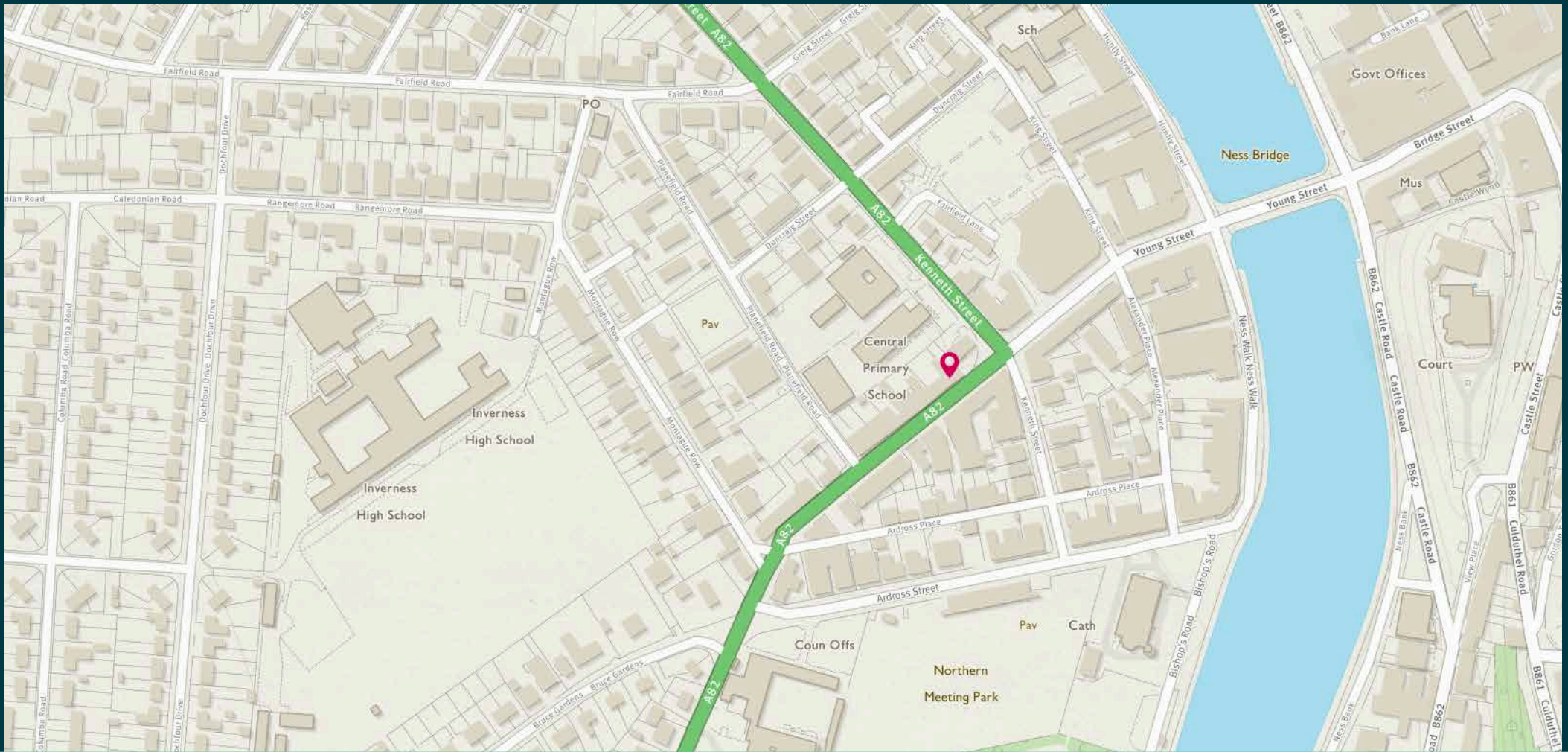




SPECIFICATIONS & DETAILS

Approximate Dimensions
(Taken from the widest point)

Office	4.60m (15'1") x 4.30m (14'1")
Front Room	3.70m (12'2") x 3.40m (11'2")
Back Room	3.70m (12'2") x 3.20m (10'6")
Office 2	6.00m (19'8") x 2.00m (6'7")
Office 3	4.30m (14'1") x 2.10m (6'11")
Kitchen	1.30m (4'3") x 1.00m (3'4")
WC	4.00m (13'1") x 1.20m (3'11")
Storage	2.10m (6'11") x 1.50m (4'11")



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Part
Exchange
Available

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