







- Prominent retail unit in the heart of Inverness city centre
- 98 m² of space arranged over two floors: ground floor and basement.
- Attractive Category B Listed stone building
- Well-appointed retail space with accessible customer WC and baby changing facilities
- Large glazed shop frontage with excellent display and signage opportunities
- Previously occupied by successful café operators
- Mixed Class 1 and Class 3 consent
- Basement providing office, preparation and extensive storage accommodation

Description

Occupying a prominent position on Drummond Street in the heart of Inverness city centre, this attractive retail unit offers a versatile opportunity for a range of retail, café, or hospitality operators. The property has previously been home to a number of popular cafés and benefits from mixed Class 1 and Class 3 consent, permitting the cooking, heating, and reheating of soup and bakery products.

The accommodation is arranged over two levels, comprising a bright and well-appointed ground floor retail space with an adjoining back room, together with a basement accessed via an internal staircase, providing valuable ancillary storage or operational space. Customer facilities include an accessible WC with baby changing amenities, enhancing the property's suitability for a range of retail, café, or hospitality uses.

The property was most recently let at approximately £17,000 per annum, presenting an attractive opportunity for investors and owner-occupiers alike seeking versatile commercial accommodation in Inverness.

Reason For Sale

The sale is being undertaken to facilitate the release of business assets.





Location

The property occupies a prominent position on Drummond Street, within Inverness city centre's established commercial and retail district. The location is close to the main shopping thoroughfares, business offices, and the historic Old Town, providing excellent accessibility and strong visibility.

Inverness, known as the "Capital of the Highlands," has a resident population of over 50,000 and serves as the principal commercial, administrative, and retail centre for the Highlands and Islands. The city continues to experience sustained economic growth and benefits from a wide regional catchment.

The surrounding area comprises a mix of retail, office, hospitality, leisure, and professional service occupiers, generating consistent pedestrian and vehicular traffic throughout the year. The property's central location makes it well suited to a variety of commercial uses, benefiting from strong passing trade and excellent access to public transport, nearby car parks, and the city's principal road network.

Inverness is also a major tourist destination, attracting significant visitor numbers throughout the year. The city's thriving tourism industry, together with its strong local economy and expanding business community, provides an excellent trading environment for commercial occupiers.

The city offers an extensive range of amenities, including shopping centres, restaurants, cafés, hotels, banks, professional services, Eden Court Theatre, leisure facilities, and cultural attractions, all of which contribute to the appeal of this well-established commercial location.

The Property

The property comprises an attractive ground floor and basement retail unit within a charming Category B Listed stone building, occupying a prominent trading position in Inverness city centre. The premises benefit from an eye-catching double-aspect frontage with a large glazed display window and partially glazed entrance door, providing excellent levels of natural light together with outstanding visibility and branding opportunities.

Extending to approximately 98m² overall, the accommodation is arranged over two levels. The ground floor provides a bright, open-plan sales area of around 50m², featuring an attractive retail space with ample room for customer seating or product displays. The generous frontage offers excellent display potential and high-profile signage above both the principal frontage and side elevation.

The basement extends to approximately 48m² and provides valuable ancillary accommodation, including office space, preparation and storage areas, wash-up facilities, extensive dry goods storage, refrigeration space and a staff WC. Customer facilities are located to the rear of the ground floor and include well-presented accessible WC facilities.

The property is well suited to a range of retail, café or hospitality uses, benefiting from its versatile layout, prominent city centre location and excellent levels of passing pedestrian traffic.

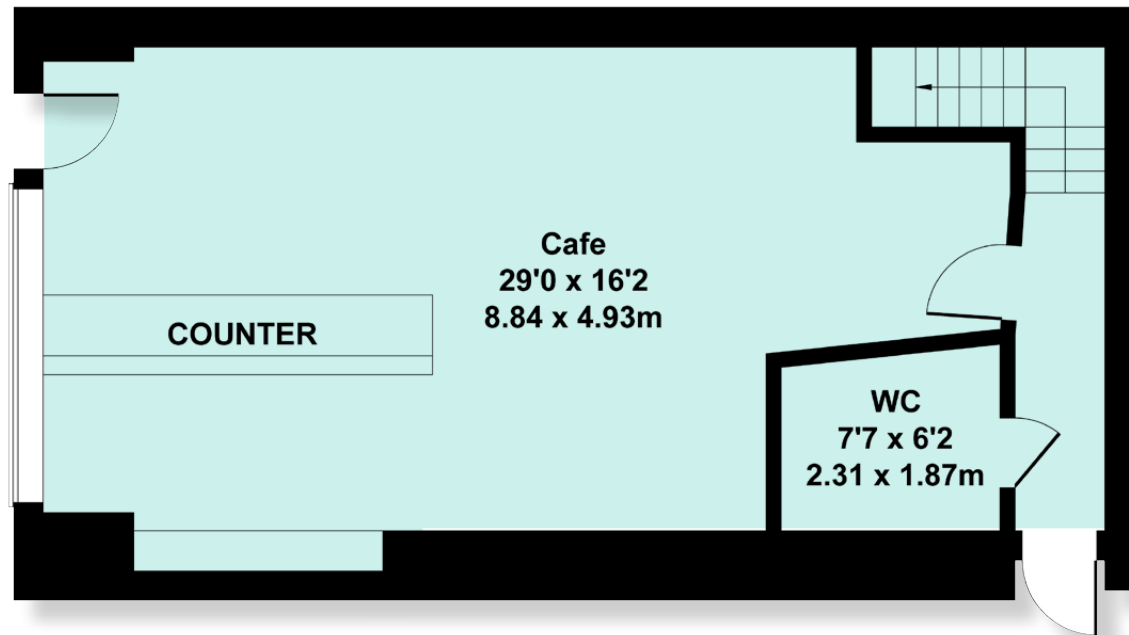
Grounds

Previous occupiers have benefitted from an agreed bin storage area located on Baron Taylor Street, providing a convenient and practical waste storage solution.

Services

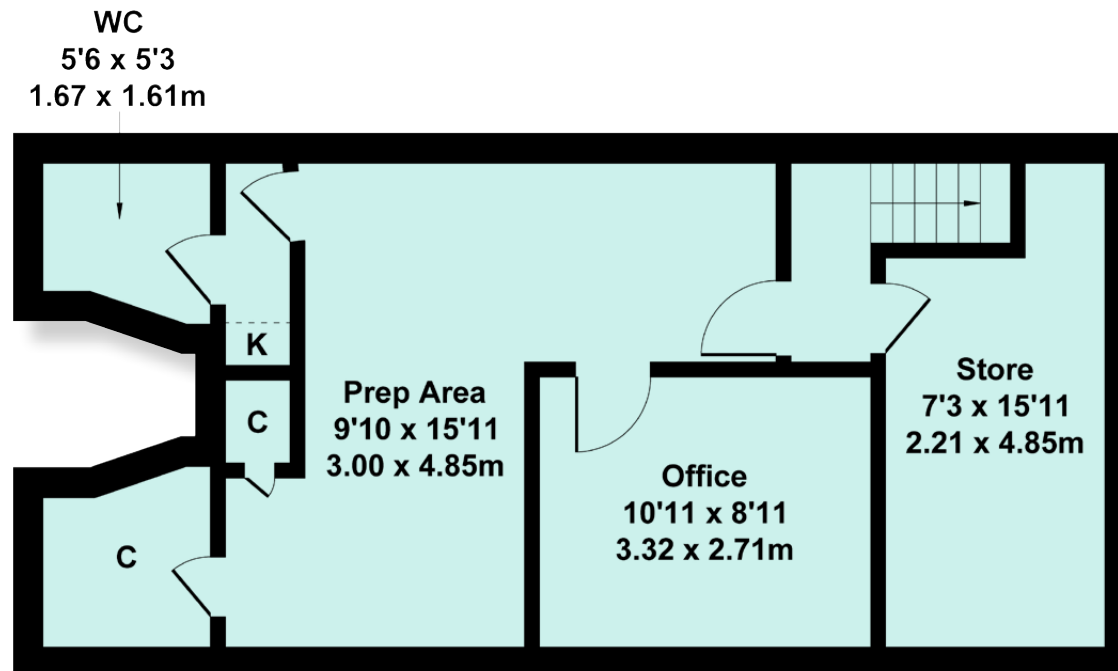
The unit benefits from mains electricity, water and drainage. The electrical installation is relatively modern, having been rewired a few of years ago. Heating is provided by direct electric appliances.





Approximate Gross
Internal Area 1087 sq ft
- 101 sq m

Ground Floor



Not to Scale. Produced by The
Plan Portal 2026 For Illustrative
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First Floor

EPC Rating

The EPC rating for the retail unit is 'TBC'

Title Number

The title number for the retail unit is IN2127.

Rates / Council Tax

The retail unit has a rateable value of £12,600 as at April 2026, property reference number 06/08/221008/0 and should benefit from some discount under the Small Business Bonus Scheme.

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

A Guide Price of £175,000 is invited for the heritable property. There is some café trade content which is included within the price (according to inventory), excluding personal items.

Finance & Legal Services

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

Directions

See location map. What3words reference is ///funded.plenty.smiles

Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road,
Inverness, IV1 1SX

Tel: 01463 714757
E: admin@asgcommercial.co.uk
Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.

