



FOR SALE

RETAIL

PROMINENT PITCH

HIGH FOOTFALL
LINK TO HIGH STREET

ADJACENT TO
FALCON SQUARE CROSSING

FLOOR AREA: 200 M² (2,160 FT²)

EXTENSIVE FRONTAGE

SUITABLE FOR VARIOUS USES, STP

IMMEDIATE ENTRY AVAILABLE

OFFERS OVER: £200,000



WHAT 3 WORDS



VIRTUAL TOUR

21-23 INGLIS STREET, INVERNESS, IV1 1HN

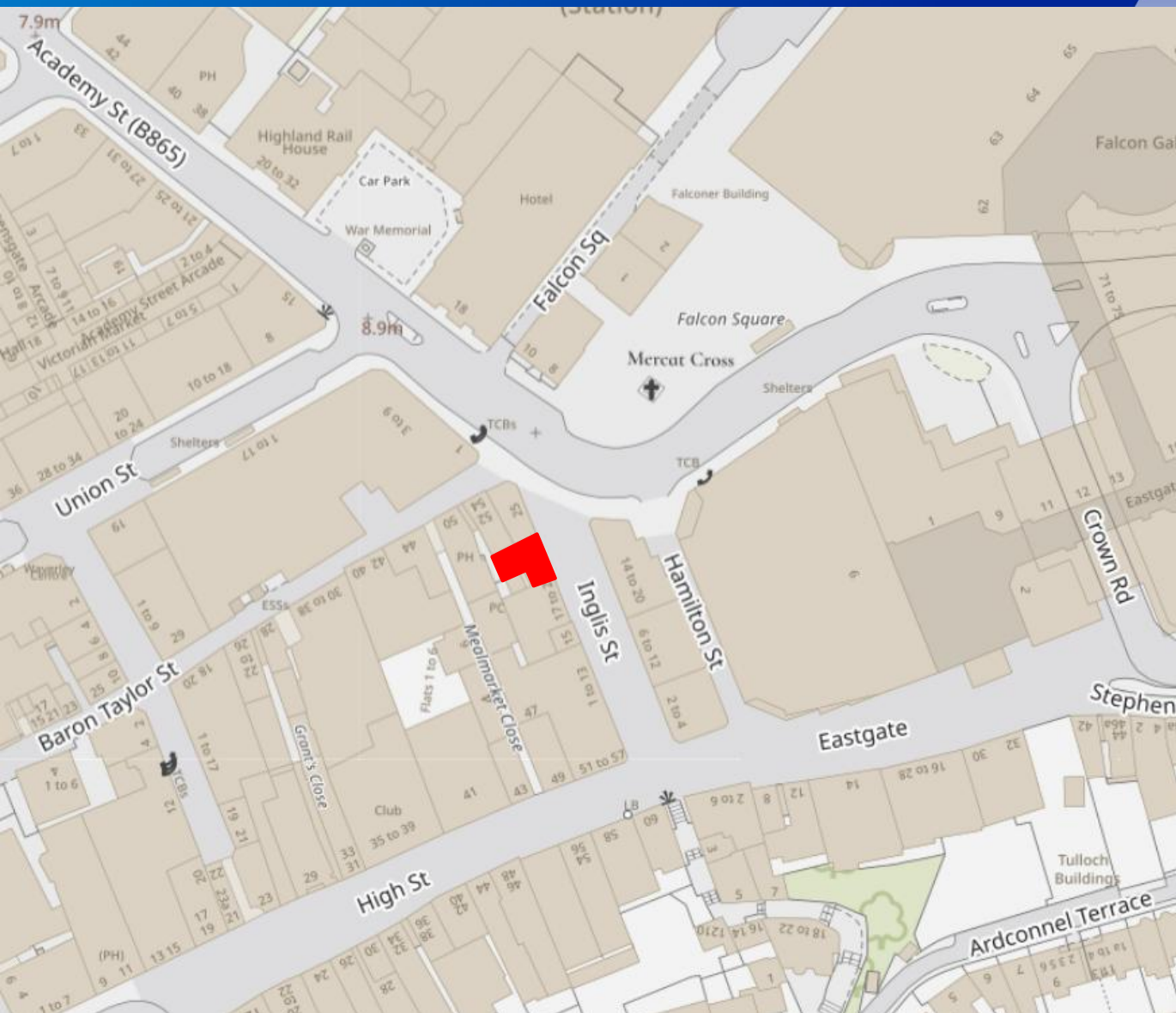
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SHEPHERD
COMMERCIAL



**Prominent retail unit within the heart of
Inverness City Centre**



FIND ON GOOGLE MAPS

LOCATION

Inverness is the commercial, administrative and business centre for the Highlands and Islands of Scotland. Inverness enjoys excellent transport links via the main A9 trunk road leading both north and south and benefits from daily rail and bus services. Aberdeen is approximately 104 miles to the southeast, whilst Edinburgh and Glasgow are approximately 157 miles and 170 miles to the south and southwest respectively.

The subject property is prominently located on the west side of Inglis Street, a pedestrianised street within the heart of Inverness city centre enjoying a high footfall and forming a prime retail location linking the main High Street to Academy Street. Falcon Square and the Eastgate Shopping Centre are in close proximity.

Nearby occupiers include Yorkshire Building Society, Zeus Juice Vape Shop, Mr Chai Coffee Bar, Hays Travel Ltd, RW Bell Green Energy Ltd, Harris Tweed & Knitwear Ltd and Munro & Noble Estate Agency.

DESCRIPTION

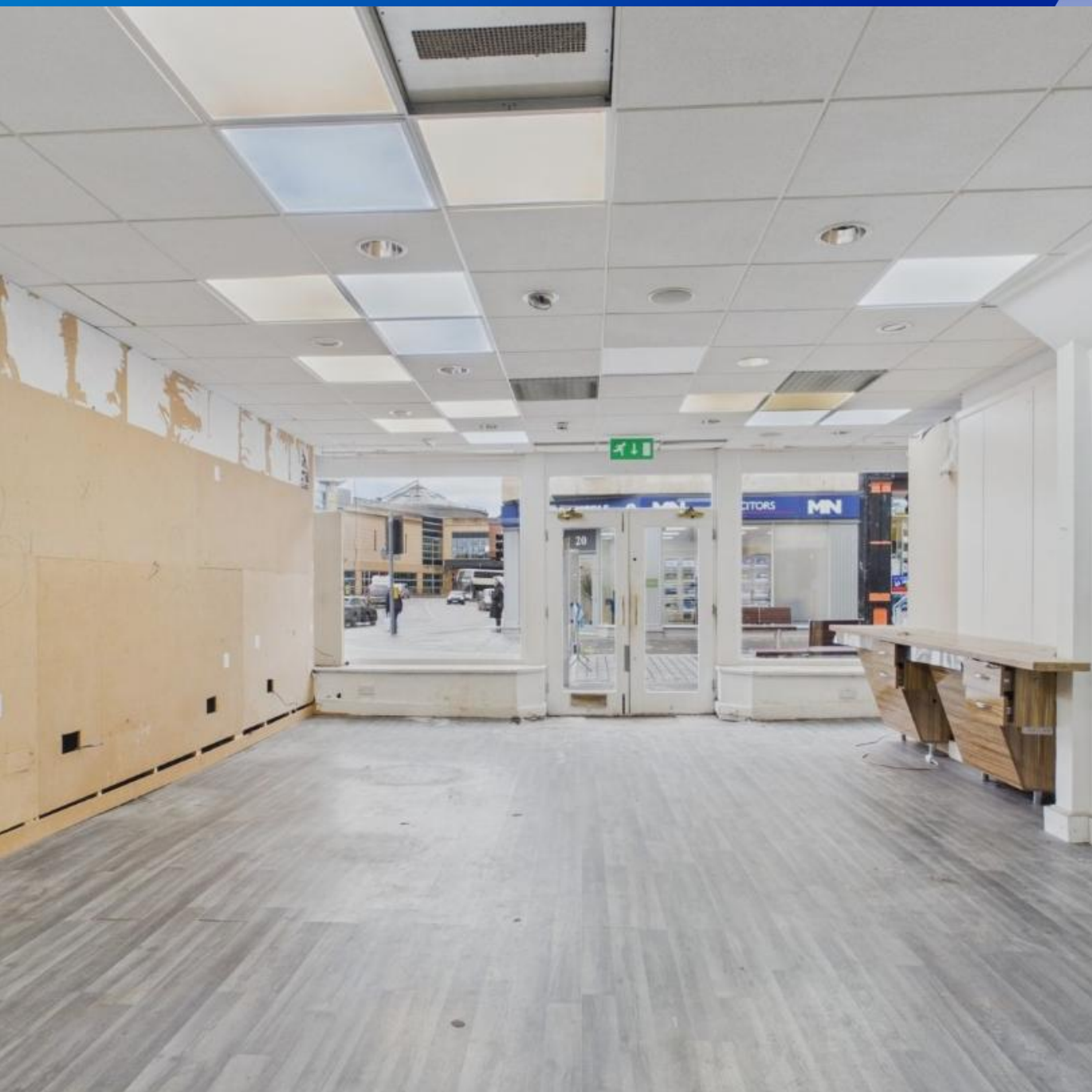
The subjects comprise a retail unit arranged over basement, ground, first and second floors. The property benefits from an extensive timber frontage incorporating large glazed display windows onto Inglis Street.

The ground floor provides an open plan sales area with a suspended ceiling grid incorporating both lighting and heating/cooling air conditioning cassettes. A staff area is provided to the rear.

A staircase leads to the first floor which provides storage, office accommodation and a staff kitchen. Further storage together with toilet facilities is provided on the second floor.

A basement level provides additional storage accommodation accessed via a timber staircase from the main ground floor sales area.

The property benefits from a 3-phase electricity supply.



FLOOR AREA

The property extends to the approximate Net Internal Area:-

FLOOR	M ²	FT ²
Basement	28.67	309
Ground Floor	88.22	950
First Floor	58.12	626
Second Floor	25.51	275
Total:	200.52	2,160

RATEABLE VALUE

The property is entered in the current Valuation Roll with a NAV/RV £22,000.

PLANNING

The premises benefit from Class 1A (Shops, financial, professional and other services) planning use consent in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The property may suit a variety of alternative commercial uses, subject to obtaining the appropriate planning consent.

EPC

Details are available on request.

SALE TERMS

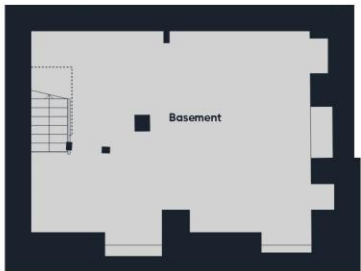
The property is available "For Sale" with the benefit of vacant possession. Offers over £200,000 exclusive of VAT are invited. Immediate entry is available.

LEGAL COSTS

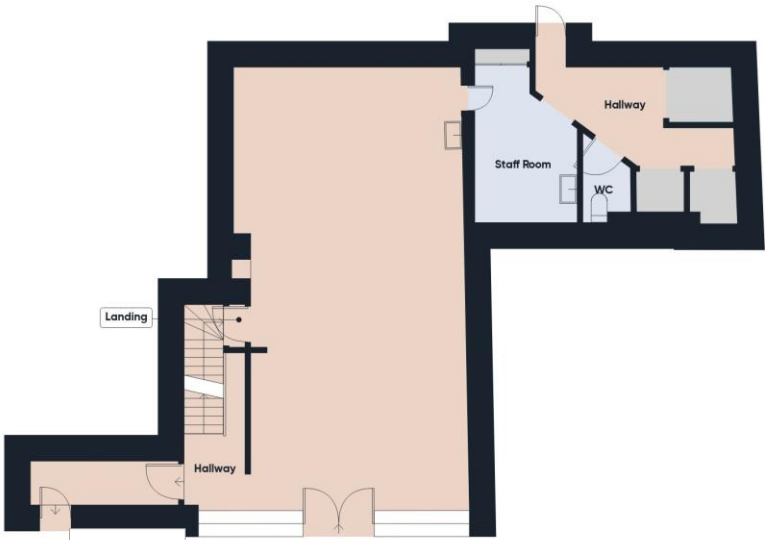
Each party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.

VAT

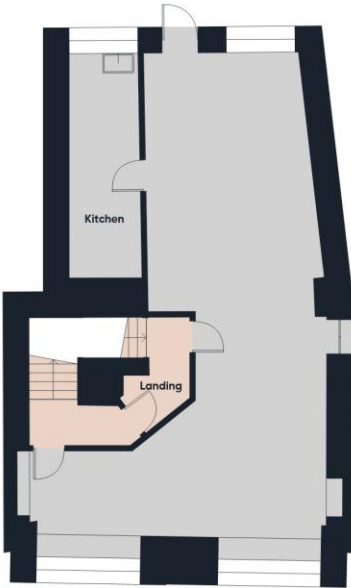
VAT will apply to any transaction.



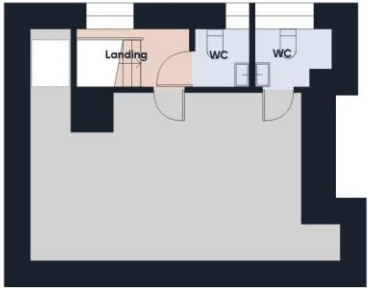
Basement



Ground Floor



First Floor



Second Floor





Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date: May 2026

