



# 12B Ness Walk

Unit 12B (Main Building), Ness Walk, Inverness, IV2 5SQ

FOR SALE

Prominent office/riverside  
development opportunity



## Location

This opportunity is located on Ness Walk, overlooking the River Ness, within Inverness city centre. Ness Walk runs along the western bank of the River Ness with the properties enjoying an excellent outlook towards Inverness Castle.

Inverness is the capital of the Highlands of Scotland. It is a popular tourist destination and an important service centre covering the Highlands and the north of Scotland. The city benefits from bus and rail stations in the city centre with the regional airport located at Dalcross lying approximately 8 miles east of the city. The city benefits from excellent road links with the A9, A96, and A82 trunk roads providing access to the rest of Scotland.



# Description

This property comprises the former Executive office of the University of the Highlands & Islands. The property was originally built as part of the Royal Infirmary. The Grade 'B' listed building is set over three storeys with attic.

Based on the Title Plan provided, we estimate the total site area for Unit 12B extends to 1.09 acres or thereby.

Full title information available on application to the marketing agent.

# Accommodation

FLOOR	NIA
Ground	401.03 sq.m / 4,317 sq.ft
First	380.11 sq.m / 4,092 sq.ft
Second	301.36 sq.m / 3,244 sq.ft
<b>Total</b>	<b>1,082.50 sq.m / 11,652 sq.ft or thereby</b>

Floorplans of the property are available on application to the marketing agent.



# Current Title Position

Full plans and title sheets showing rights of access are available on application to the marketing agent.

# Planning

The subjects are entered in the adopted 'Inner moray Firth Local Development Plan (July 2015)

<b>SITE</b>	IN23 UHI Institute, Riverside Gardens
<b>AREA</b>	0.5
<b>USES</b>	9 homes, Business, Leisure

Please note the plan is currently under review (submission March 2023).



**Prominent Building Located in Prestigious Location.**



**Office Property Fitted Out to a High Standard.**



**Potential Conversion to Residential/Hotel Subject to Necessary Consents.**

## Services

We understand the property is connected to mains supplies for water, electricity, and gas whilst drainage is the public sewer. Heating is provided by full gas fired central heating system.

## Legal Costs + Vat

Each party will pay their own legals fees. Should LBTT or registration dues be applicable the purchaser will be liable.

All figures quoted are net of VAT.

## EPC/Action Plan

Available on application.

## Guide Price

On application.

## Rateable Value

The property is entered into the current Valuation Roll as having the following rateable value:

12B Ness Walk, Inverness,  
IV3 5SQ - £135,000

12C Ness Walk, Inverness  
IV3 5SQ - £25,250

For any queries or to arrange a viewing, please contact:

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