

# Bar/Restaurant/Entertainment Venue - FOR SALE

Botanic House, 9-11 Castle Street, Inverness, IV2 3EP

With 3am Licence





## KEY POINTS:

- Inverness has a primary catchment of 153,000 and is a tourism hub with 2.3m visitors annually.
- Located in the heart of the city centre, 50m from the High Street.
- Adjacent to Inverness' biggest tourist attraction and footfall driver (Inverness Castle), which has just been subject to a £48m renovation.
- The upper floor is fully fitted and has self contained access with a capacity for 600 people.
- Rarely available purchase opportunity with vacant possession.

## ACCOMMODATION:

The property extends to the following approximate Net Internal Areas:

Ground Floor (not fitted):	2,128 sq ft / 197.7 sq m
First Floor (fully fitted):	3,410 sq ft / 316.8 sq m
Mezzanine 1:	712 sq ft / 66.1 sq m
Mezzanine 2:	582 sq ft / 54.1 sq m
Basement:	972 sq ft / 90.3 sq m

In addition to the above, there are WCs on first floor, mezzanine and basement levels which extend to approximately 900 sq ft.

The first floor benefits from a substantial ceiling height and includes cooking facilities and a flue, making it ideal for food, beverage and entertainment use.

Floor plans available on request.

## BUSINESS RATES:

Rateable Value: £55,000 with effect from 1 April 2026. (Each new occupier has the right to appeal against this figure.)

Based on a rate poundage of £0.535, this rateable value could result in a notional rates liability in financial year 2026/27 of £29,425.

However, the actual rates payable and any further reliefs which could be available may depend on your circumstances. Further information is available upon request.

## PRICE / TERMS:

The property is available for Sale with Vacant Possession. Offers in excess of One Million Four Hundred Thousand Pounds (£1,400,000) are invited.

## LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## EPC:

Full Energy Performance Certificate available upon request.

## CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills.

Further details of the venue can be found at: [thebotantic.co.uk](http://thebotantic.co.uk)

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