

# TO LET | BUSINESS SPACE

## YORK HOUSE, CHURCH STREET, INVERNESS SERVICED OFFICE ACCOMMODATION





# SUMMARY

- ✓ Flexible business suites available on rolling licenses
- ✓ City centre location
- ✓ Inclusive of utilities and rates
- ✓ Suitable for a range of occupiers and uses
- ✓ Available from £50 per week plus £25 per week service charge
- ✓ Modern communal facilities

York House Business Centre offers a range of different suites at affordable pricing within the centre of Inverness. Suites are available on rolling licenses with a month's deposit required upfront. Service charges are inclusive of water, electricity, drainage and business rates.

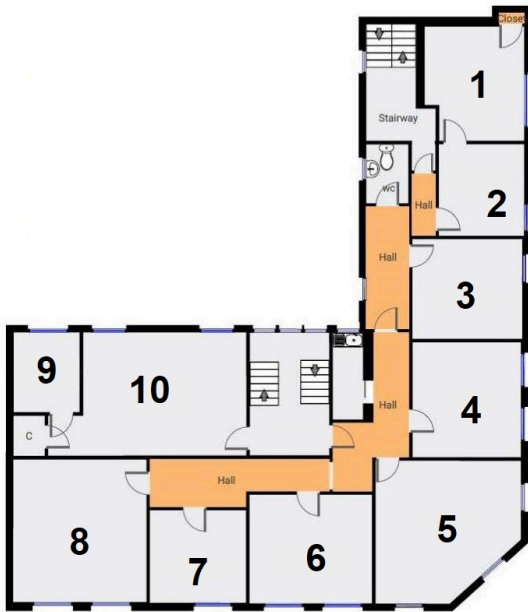


# AVAILABILITY SCHEDULE

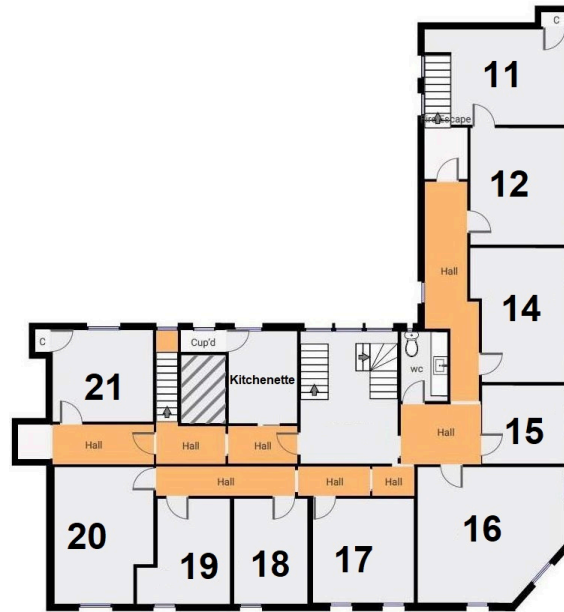
Office	Availability	Weekly Rent (Per Week)	Service Charge (Per Week)	Floor Area NIA (sq m / sq ft)	Floor Area IPMS3 (sq m / sq ft)
1	Occupied	-	-	-	-
2	Occupied	-	-	-	-
3	Occupied	-	-	-	-
4	Occupied	-	-	-	-
5	Occupied	-	-	-	-
6	Occupied	-	-	-	-
7	Occupied	-	-	-	-
8	Occupied	-	-	-	-
9	Occupied	-	-	-	-
10	Occupied	-	-	-	-
11	Occupied	-	-	-	-
12	Occupied	-	-	-	-
14	Occupied	-	-	-	-
15	Available	£50	£25	8.9/96	9.4/101
16	Occupied	-	-	-	-
17	Available	£55	£25	13.6 / 147	16.2 / 174
18	Available	£50	£25	10.1 / 108	11.0 / 118
19	Available	£50	£25	9.0 / 97	10.1 / 109
20	Occupied	-	-	-	-
21	Occupied	-	-	-	-
22	Occupied	-	-	-	-
23	Available	£55	£25	14.8 / 159	17.2 / 185
24	Available	£60	£25	16.6 / 179	19.3 / 207
25	Available	£50	£25	9.2 / 99	10.1 / 109
26	Occupied	-	-	-	-
27	Available	£55	£25	13.6 / 146	16.1 / 173
28	Available	£50	£25	9.7 / 105	10.6 / 114
29	Available	£50	£25	8.0 / 86	8.9 / 96
30	Available	£60	£25	17.3 / 186	18.4 / 198
31	Available	£60	£25	16.8 / 181	17.8 / 192

Approximate floor areas have been calculated in accordance with the RICS Property Measurement 2<sup>nd</sup> Edition and RICS Code of Measuring Practice 6<sup>th</sup> Edition

# INDICATIVE FLOOR PLANS



First Floor



Second Floor



Third Floor



## DESCRIPTION

The subjects comprise three storeys of office accommodation contained within a traditional corner terraced four storey building. The accommodation is laid out in a cellular basis comprising 30 moderately sized offices. There are modern provisions of WCs on each floor with a kitchen area on the second floor.

## LOCATION

The subjects are located on a prominent location on Church Street within the centre of Inverness. The city of Inverness is the administrative capital of the Highlands and has a population of circa 65,000. The city has a catchment area population of 350,000 and is a popular tourist destination. Rail and bus links are in close proximity to the subjects providing regular services to and from the city. The A9 connects the city to Perth, Glasgow, and Edinburgh to the south, and Wick and Thurso to the north. The A96 connects to Aberdeen, while the A82 leads to Fort William. Inverness airport is located 10 miles east of the city centre and offers regular flights to the Scottish Islands, the UK mainland, and a variety of foreign destinations.

## TERMS

Single suites are available on flexible terms from £50 per week plus service charge.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is 'F'.

## UTILITIES

The service charge is inclusive of water, electricity and drainage. Suites are fitted with electric heaters.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £32,000 effective 1st April 2023.

Business rates are included within the service charge.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

## ENTRY

On completion of legal formalities.

## AML REQUIREMENTS

To satisfy our money laundering requirements, 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.

# VIEWING AND FURTHER INFORMATION

By appointment through the sole agents, Allied Surveyors Scotland.

## Calum Dunbar BSc (Hons)

T: 01463 239494

E: [Calum.Dunbar@alliedsurveyorsscotland.com](mailto:Calum.Dunbar@alliedsurveyorsscotland.com)

## Andy Gray MA (Hons) MRICS

T: 01463 239494

E: [Andy.Gray@alliedsurveyorsscotland.com](mailto:Andy.Gray@alliedsurveyorsscotland.com)



Lyle House  
Fairways Business Park  
Inverness  
IV2 6AA

# 01463 239494

[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)

  @Allied\_Scotland

Commercial Valuation | Agency | Investment Advice | Building Consultancy | Lease Renewals and Rent Review | Energy Reports

OFFICES ACROSS SCOTLAND: Aberdeen | Ayr | Bathgate Bearsden | Dumfries | Dundee | Dunfermline | Dunoon | Edinburgh | Elgin | Falkirk | Glasgow | Greenock | Haddington | Hamilton | Helensburgh | Inverness | Kilmarnock | Newton Stewart | Paisley | Peebles | Perth | Saltcoats | Selkirk | St Andrews | Stirling

Allied Surveyors Scotland Ltd registered office address is Herbert House, 24 Herbert Street, Glasgow, G20 6NB. Registration No: SC180267 - Registered in Scotland. A list of Directors can be obtained at this address. Allied Surveyors Scotland Ltd for themselves and for their client whose agent they are give notice that: (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Allied Surveyors Scotland Ltd has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. (5) All plans based upon Ordnance Survey maps are reproduced with the sanction of the controller of H.M. Stationery. **Publication Date: January 2025**