TO LET / MAY SELL
OFFICE

GRAHAM SIBBALD



10 Ardross Street, Inverness, IV3 5NS.

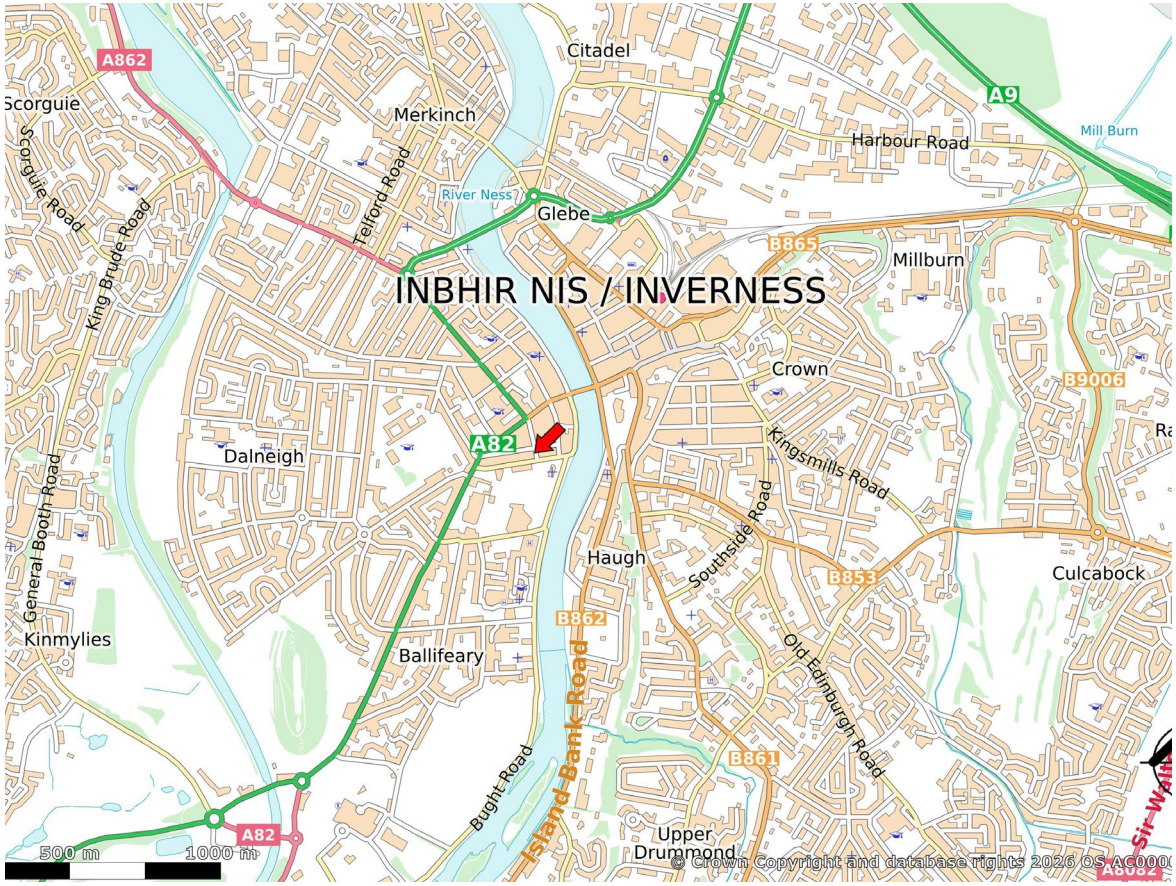
- Prominent Position / Attractive Premises
- Excellent location close to Inverness Riverside Area
- Existing tenants in occupation over part. Entire Office Building Preferred to be leased retaining existing tenants on sub-let basis for benefit of head tenant / Sub-division optional
- Rental: On Application.
- Net Internal Area: 381.17 sq. m / 4,102 sq. ft. (334.41 sq. m / 3,599 sq. ft excluding existing tenant areas)
- Dedicated Car Parking Spaces at the rear of the property with on-street permit parking.
- Flexible Office Accommodation

LOCATION

The property is situated on Ardross Street, just a short distance from Inverness city centre and the attractive Riverside Area. Inverness, the administrative capital of the Highlands, is a well-established and popular tourist destination. The surrounding area comprises a mix of professional services, hospitality operators, and residential accommodation.

DESCRIPTION

The traditional premises comprise a substantial Category 'B' listed, end-terraced office building which has been extended to the rear with more modern accommodation.



To the rear of the property, there is a private car park providing at least 7 spaces, 2 of which are allocated to the attic offices. There is permit parking on Ardross Street.

ACCOMMODATION

The property extends to the following approximate floor areas (Net Internal Areas):

Floor	Sq. M	Sq. Ft
Ground	137.25	1,477
First	167.46	1,802
Second Floor Meeting Room	29.70	320
Second Floor Offices	46.76	503
Total	**381.17**	**4,102**

Alternatively they extend to 334.41 sq. m / 3,599 sq. ft excluding existing tenant areas.

USE

We assume the property benefits from Use Class 4 (Offices).

SERVICES

We understand the property is connected to main supplies for water, electricity, drainage and gas.

Heating in the property is provided by a gas fired central heating system supplying wall mounted radiators within the offices.

RATEABLE VALUE

The combined Rateable Value for the property is £48,360.

RENTAL/PRICE

On Application.

SERVICE CHARGE

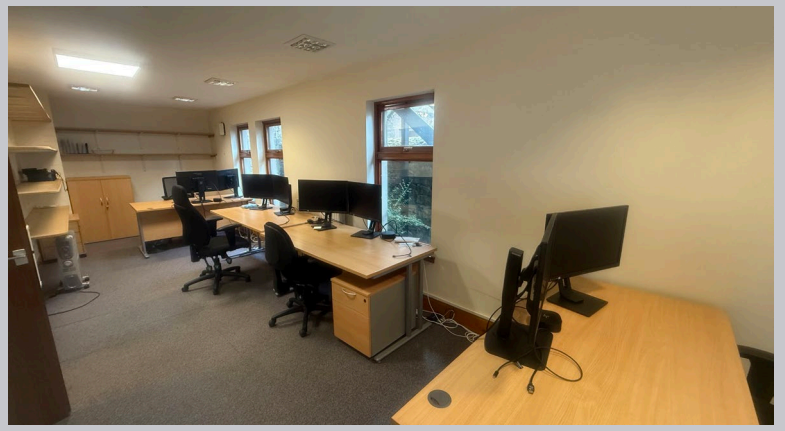
A Service Charge will be applicable. More details are available on request from the marketing agent.

LEASE TERMS

Please note, that the attic floor offices are currently occupied by two tenants. The landlord would prefer to lease the whole block to one party with the existing leases to be incorporated into any new lease structure by way of sub tenancies for the benefit of the new head tenant. On this basis our client is seeking a minimum of 5 years on Full Repairing and Insuring lease terms. However, this is not essential should an incoming tenant not wish to take on sub-tenants and the existing service charge arrangement would continue in principle. Details on each tenancy / service charges are available on request from the marketing agents.











LEGAL COSTS + VAT

Each party will be responsible for their own legal costs. Should any LBTT or registration dues be applicable the Tenant will be liable.

VAT is applicable on all aspects of this transaction.

EPC

'D'

ENTRY

By mutual agreement.

VIEWING

Graham + Sibbald
Chartered Surveyors
4 Ardross Street
Inverness
IV3 5NN

To arrange a viewing please contact:



ANDREW J ROSE
Director
andrew.rose@g-s.co.uk
07789 075 209



ANNA MASSIE
Graduate Surveyor
anna.massie@g-s.co.uk
07803 896 938

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: April 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.