

TO LET
COMMERCIAL UNIT WITHIN INVERNESS' CITY CENTRE



**105A Castle Street,
Inverness,
IV2 3EA**

- Prime City Centre Location.
- Rental: £12,000 per annum.
- Gross Internal Area (GIA) 25 sq. m / 269 sq. ft or thereby.
- Any ingoing tenant may benefit from 100% rates relief.

LOCATION

The property occupies a prominent position with frontage onto Castle Street in Inverness city centre. Castle Street is one of the city's principal thoroughfares, linking the High Street with the southern approaches to the city centre. The property sits directly opposite the newly redeveloped Inverness Castle, now a major visitor attraction, and is surrounded by a mix of retail, leisure, office and residential occupiers.

Nearby occupiers include Fairhurst Engineering, Shepherd Chartered Surveyors, Hazel House Dental Practice, Howdens Garden Centre, and Holiday Inn Express.

ACCOMMODATION

The property comprises a ground floor commercial unit with W/C accommodation, benefiting from prominent frontage onto Castle Street with entry available immediately.

The unit was previously occupied as an office (assumed Class 4) but may be suitable for a range of alternative uses, subject to obtaining the necessary planning consent.

Any enquiries relating to planning should be directed to the local planning authority.

RATEABLE VALUE

The Rateable Value for the property is £4,800.

Eligible occupiers may benefit from up to 100% rates relief under the Small Business Bonus scheme. Further details regarding eligibility can be obtained from the local authority.

RENTAL

£12,000 per annum payable monthly in advance.



DEPOSIT/GUARANTOR

A rental deposit and/or guarantor may be required, subject to the prospective tenant's covenant strength.

LEASE TERMS

The property is available to let on Full Repairing and Insuring (FRI) lease terms for a minimum term of five years, subject to landlord approval.

LEGAL COSTS

Each party will be responsible for the own legal costs. Should LBBT or registration dues be applicable, the tenant will be liable.

VAT

Not applicable.

EPC

Rating 'E'

ENTRY

Entry available immediately — subject to legals/planning consent, if necessary.

VIEWING

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



To arrange a viewing please contact:



KENNY MCKENZIE

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ANNA MASSIE

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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.
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5. Date Published: July 2026

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