

FOR SALE
OFFICE



**8 Ardross Street
Inverness, IV3 5NN**

- Net Internal Area: 212.18 sq.m / 2284 sq.ft or thereby
- Guide price: £250,000
- Rateable Value: £23,500
- Category B listed



LOCATION

The property is situated in the sought-after Ness Walk and Riverside area of Inverness City Centre. It enjoys a prominent frontage onto Ardross Street, overlooking Inverness Cathedral and the Northern Meeting Park — a well-known focal point for visitors. This is a popular area for tourists and drop-offs, benefiting from its proximity to key local landmarks.

Access to the rear of the property is via Ardross Place. The main City Centre lies just a short walk across the river, with Inverness serving as the principal business and retail hub for the Highland region of northern Scotland.



Inverness benefits from excellent transport connections, including road, rail, and air links. The city's population now exceeds 60,000 and continues to grow, drawing from a wide surrounding catchment area. Nearby commercial occupiers include the Eden Court Theatre and Cinema, while the main bus and railway stations are both within easy walking distance.

DESCRIPTION

The subjects comprise a mid-terrace office property forming part of a two-storey and attic building of traditional construction. The premises have been extended to the rear by means of a two-storey projection, providing additional office accommodation. The property also benefits from a private car park to the rear, offering parking for approximately six vehicles.

ACCOMMODATION

Floor	Description	Sq.m	Sq.ft
Ground	Reception, Meeting Room, Tea Prep, WC and Office	97.27	1047
First	Half Landing, Office, WC	80.08	862
Second	Office	34.83	375
Total		212.18	2284

RATEABLE VALUE

£23,500

LEGAL COSTS + VAT

Each party will pay their own legal costs. Should LBTT or registration dues be applicable the ingoing purchaser will be liable.

VAT is applicable on all aspects of this transaction.



ENTRY

By mutual agreement

EPC

On application

GUIDE PRICE

£250,000

To arrange a viewing please contact:



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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: November 2025

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