

MacNEILL & CRITCHLEY

Solicitors, Notaries & Estate Agents



FOR LET

SUITE OF OFFICES

FIRST FLOOR, 1 ARDROSS STREET,

INVERNESS IV3 5NN

No.1. Ardross Street is in a superb position at the end of a Victorian terrace in a Conservation Area with magnificent views of River Ness and St Andrew's Cathedral. Bright, spacious suite of three offices on first floor. Secure access. Use of private car park at rear. Building in excellent decorative order. The premises would be ideal for many uses, such as a professional office; consulting rooms; charity office etc.

Ground Floor – Osteopath's surgery

Second Floor – Professional office

The surrounding properties are mostly Solicitors, Surveyors and Engineers offices.

£6,850 plus VAT per annum

Rateable value: £5,300

9 ARDROSS STREET. INVERNESS. IV3 5NP T: 01463 225000 F: 01463 225080
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Ref: 40207



From outer door into spacious hallway; carpeted stairway to first floor. Shared use of gents and ladies toilets.

Premises comprise:-

Double door opening to:-

Large Hallway (6.15m x 1.50m)

Window to side. Ample space for waiting area.

Office 1 (3.15m x 2.85m)

Window to front.

Office 2 (3.5m x 3.55m)

Corner office; 2 windows to front.

Office 3 (4m x 4.70m)

Window to rear

All offices and hallway are fully carpeted; chrome spotlights and ample storage. Electric heating.

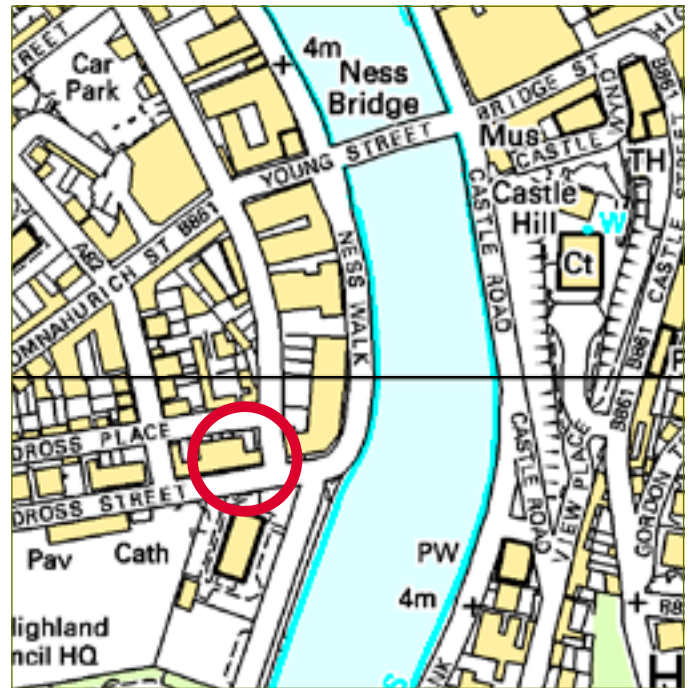
LEASE

The property will be let on a repairing and insuring lease. Term negotiable.

RENT

£6,850 plus VAT per annum

Rateable value: £5,300



NOTES:

1. While these particulars are believed to be correct, they cannot be guaranteed and prospective purchasers are asked to satisfy themselves with regard thereto. Measurements are approximate and are given for general guidance only.

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