

## TO LET / MAY SELL

### 29 INNES STREET INVERNESS IV1 1NP

#### Location

Inverness is the capital of the Highlands and it benefits from a resident population of 55,000 persons and a catchment of over 300,000. The city benefits from excellent transport links being located on the A9 which provides access to Perth, the south and the A92 to Aberdeen.

The premises are situated on Innes Street which is located immediately to the west of the city centre with easy access to both the rail and bus stations and main retail offer.

#### Description

The property comprises a traditional detached former house over ground and first floors under a pitched and slated roof. A small rear extension provides access to the subjects from the rear private car park and the subjects are currently fitted out for office use.

In addition to a large general office at ground floor there are a number of private offices on both levels with toilets and kitchen facilities provided.

The main dimensions and net internal areas are as follows:-

Ground Floor:	81.09 m <sup>2</sup>	875 ft <sup>2</sup>
First Floor:	62.83 m <sup>2</sup>	675 ft <sup>2</sup>

We are of the opinion that the rear car park would easily accommodate 5 cars.



#### Terms

The property is available on the basis of a new full repairing and insuring lease subject to 5 yearly upward only rent reviews. Our clients are seeking a rent in excess of £20,000 per annum exclusive.

Offers are invited for their feuhold interest.

#### Rating

We understand that the subjects are entered in the Valuation Roll as follows: -

Description:	Office
Rateable Value ('25/'26):	£11,000

Qualifying parties may benefit from 100% rates relief under the Small Business Bonus Scheme, further details on request.

#### Planning

It is our understanding that the property benefits from Class 4 Business Use and would suit professional users such as solicitors, accountants and health professionals.

They may also be suitable for alternative uses, such as Class 3 (Restaurant), Class 7 (Hostels and Hotels) or conversion back to residential use, subject to obtaining the necessary consents.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction. The ingoing Tenant will be responsible for Stamp Duty Land Tax and any VAT incurred thereon.

## Date of Entry

On completion of legals.

## Money Laundering Regulations

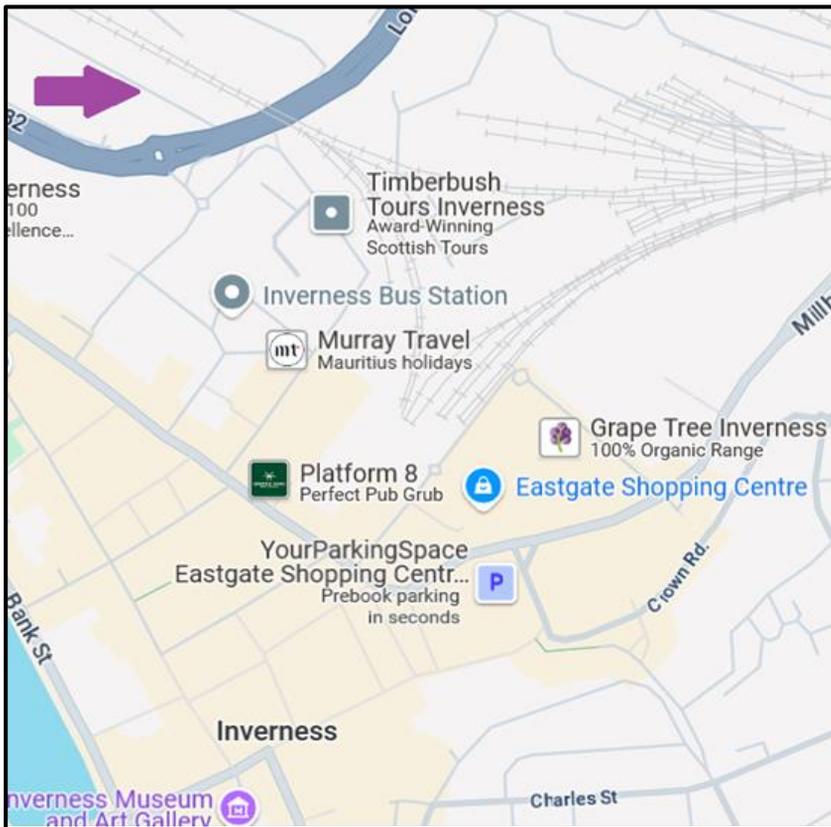
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

## Viewing/Further Information

Strictly by appointment with the sole agents;

Gavin Anderson  
Whitelaw Baikie Figes

[gavin@wbf.co.uk](mailto:gavin@wbf.co.uk)



**LOCATION PLAN**

**Details dated: 13th March 2026**

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so
- iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.