

TO LET
COMMERCIAL UNIT/S

 **GRAHAM
SIBBALD**

**NEWLY
REFURBISHED!**



**105A, 105 -107 Castle Street,
Inverness,
IV2 3EA**

- Prime city centre location
- Net Internal Area (NIA) 145 sq. m / 1,561 sq. ft or thereby
- Smaller requirements are available
- Newly refurbished accommodation – new build standard

LOCATION

The property is located with frontage directly to Castle Street within the City Centre of Inverness. Castle Street is located off High Street and is one of the main thoroughfares through the town centre heading South in to the city. The property occupies a prominent position directly opposite Inverness Castle, which has recently undergone a significant redevelopment and has now reopened as a key tourist attraction within the city.

Surrounding uses nearby are of a mix of retail, restaurants and residential properties.

DESCRIPTION

The property comprises an end-terraced commercial building arranged over three floors. It's previous use was a salon, with treatment rooms located on each level.

The layout is flexible, featuring large, partially open-plan treatment rooms, and offers potential for subdivision for several different parties.

The property has undergone extensive internal refurbishment to bring it up to a new-build standard. The landlord also has plans to undertake external refurbishment works. Further details are available on application.

ACCOMMODATION

The total area of the property is 145 sq. m / 1,561 sq. ft or thereby (NIA).

The accommodation can be split up by the following:

105-107	Room	SQ. M	SQ. FT
Ground Floor	1	27.2	293
First Floor	2 (Right*)	33.2	357
	3 (Left*)	20	215
Second Floor	4 (Right*)	21	226
	5 (Left*)	18.3	197
105A Ground Floor	6	25	273

The property is available to let as a whole or part on a room by room basis.

*When looking at plans provided on application.

RATEABLE VALUE

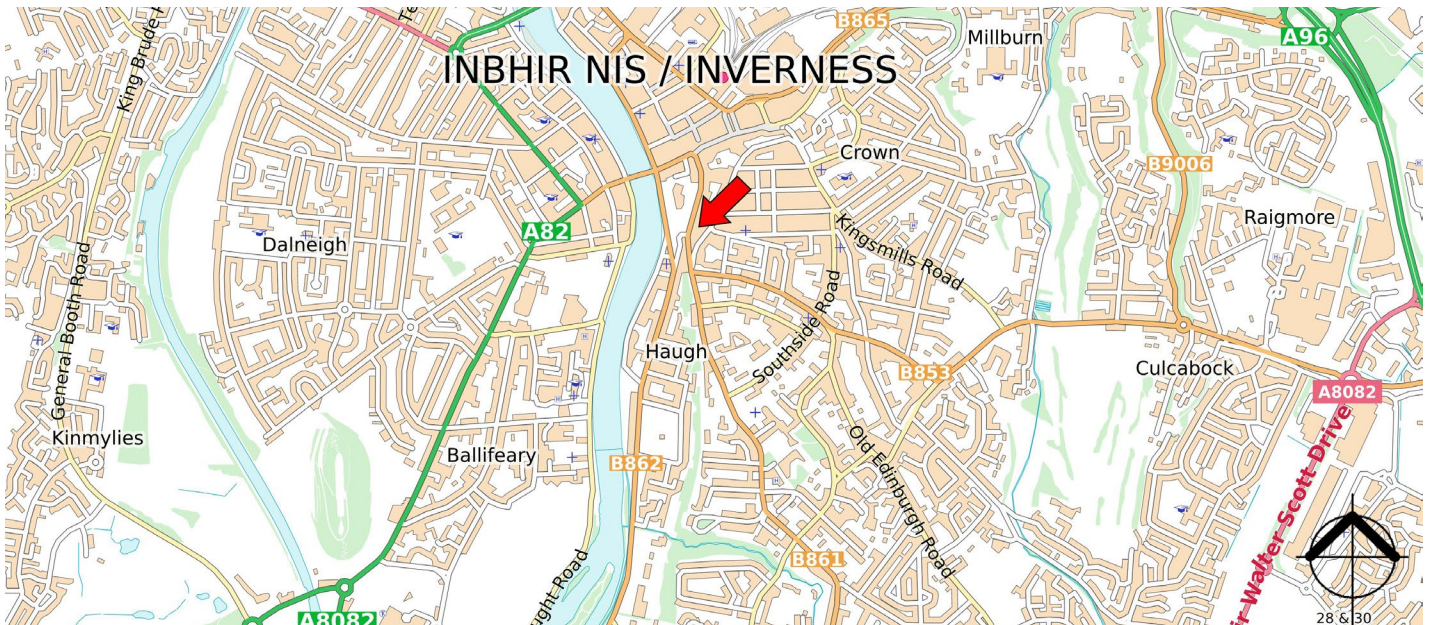
The Rateable Value for 105/107 Castle Street is £9,250.

The Rateable Value for 105A is £4,750.

These figures will be reassessed.

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.





RENT

On application.

LEASE TERMS

The property is available on Full Repairing and Insuring lease terms subject to landlord approval.

LEGAL COSTS

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

VAT

All figures quoted are net of VAT.

EPC

E. - to be reassessed

DATE OF ENTRY

To be agreed.

VIEWING

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

To arrange a viewing please contact:



KENNY MCKENZIE

Director

kenny.mckenzie@g-s.co.uk
07803 896 963



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: Jan 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.