





- Impressive newly renovated unit
- Ideal trading location in centre of Inverness
- Located on the A82, a main arterial route through the city
- Refurbished ground floor unit of approx. 96m²
- Three impressive picture windows
- Excellent branding and display opportunities
- Separate meeting, breakout room, kitchenette, storerooms and WC
- Completely refurbished providing a blank canvas for a new owner
- Large passing footfall of pedestrians accessing the city centre
- Currently classified as Planning Class 1A (Shop, Financial and other professional services)



17 Kenneth Street presents a rare opportunity to acquire a superbly positioned and exceptionally well-presented ground floor commercial unit, forming part of a larger multi-storey property in the heart of Inverness. Commanding a prominent corner site at the junction of Kenneth Street and Tomnahurich Street, the property enjoys significant visibility and offers two separate entrances enhancing its accessibility and appeal.

Recently refurbished to a high standard throughout, this neutrally decorated unit offers a bright, modern, and professional environment ideally suited to a range of commercial uses. The main trading area, previously operated as a highly successful commercial estate agency, offers an expansive and versatile open-plan layout, comfortably accommodating five desk spaces and a dedicated customer seating area. The space benefits from an abundance of natural light, courtesy of three impressive picture windows and a glazed front door, creating an inviting and highly visible frontage. There is an additional aperture which, if reinstated, could offer a fourth picture window to further enhance the property's external presentation.

Beyond the principal trading area, a wide internal corridor leads to a substantial back office, a private meeting room, and well-appointed ancillary facilities, including a WC and a tea and coffee preparation area.

Presented in immaculate condition and ready for immediate occupation, 17 Kenneth Street represents an outstanding opportunity for a variety of businesses seeking a prime trading location in one of Inverness's most prominent thoroughfares.





Reason For Sale

The current owners have relocated their business resulting in this attractive commercial property coming to the market.

Location

The unit is situated close to the centre of Inverness City and is easily located on the A82, a very popular thoroughfare for both vehicles and pedestrians. Being primarily a residential area (together with several guesthouses), there is a high degree of footfall from both residents and visitors. Within the vicinity of 17 Kenneth Street there are a number of local retailers, B&B properties, hairdressers, grocers, bakers and food outlets all of which contribute positively to the level of passing trade.

Inverness is the commercial and administrative centre for the Highlands of Scotland. It is a vibrant city with a population in excess of 50,000 and a geographical shopping catchment area spanning 10,000 square miles, with a potential catchment population of around 200,000. Within the holiday season, the town attracts many thousands of visitors who come to experience the Highlands in all its glory. Inverness has extensive facilities for residents and visitors boasting three golf courses, a theatre (Eden Court), an excellent indoor swimming complex, two cinemas, ten pin bowling and many opportunities to enjoy an evening's entertainment at a range of venues. Inverness is a busy tourist destination with its population swelling greatly in the main tourist season. Whether it is a whisky trail, a boat trip on Loch Ness or a visit to one of the many accessible Scottish castles, the property is ideally situated to catch the eye. Inverness is a vibrant and growing City and with such expansion comes many opportunities in both commerce and social activities. Such growth benefits established businesses and ensures a year-round potential trade.





The Property

17 Kenneth Street offers an impressive commercial space occupying the ground floor of an attractive three-storey sandstone building and extending to approximately 96m². Constructed during the Victorian era, the building retains many original period features, including intricate façade detailing and a traditional slate roof, which together enhance its historic charm and architectural presence.

Internally, the property has been recently and sympathetically refurbished to an excellent standard. Fresh, neutral décor is complemented by newly laid oak-effect laminate flooring throughout, creating a clean and professional environment suited to a wide range of business uses. High-quality Dordogne-style internal doors, finished in light oak, further elevate the interior specification.

The main entrance from Kenneth Street leads directly into the spacious and light-filled principal sales area. This generous front space is fitted with professionally installed POS (Point of Sale) boards, which can be retained for convenience or easily removed if preferred. From the rear of the sales floor, a well-proportioned storage corridor unfolds, cleverly divided into two defined sections previously utilised for filing and storage, and includes a practical understairs cupboard.

Beyond the corridor lies a large, separate office space, comfortably accommodating at least two desks and offering an ideal setting for administration or client consultations. Adjoining this office is a bright and welcoming meeting room, featuring a large picture window facing onto Tomnahurich Street. This elegant space previously housed a boardroom table for six, alongside ancillary furnishings such as a sideboard and coffee machine, providing a highly functional and professional environment for meetings.





A further door leads into the inner hallway, which has been thoughtfully configured as a tea preparation area. This area benefits from a worktop and space for a small undercounter fridge. An additional entrance/exit to Tomnahurich Street offers further flexibility for access.

Adjacent to the tea preparation area is a traditional Belfast sink with a storage cupboard positioned above. A spacious WC, fitted with modern white sanitaryware and an electric hand dryer, completes the facilities and ensures practical functionality throughout the premises.

The premises is currently classified as Planning Class 1A (Shop, Financial and other professional services). Should another classification be sought, statutory consents would be required.

Grounds

There is a large communal area behind the property which stores the bins and could be used for cycle storage. This area is gated and could be made secure by the addition of a shared padlock.

Services

The building benefits from mains electric, water and drainage. The heating is via modern smart electric storage heaters with some timer controlled panel heaters. Hot water is obtained via an electric multi-point water heater and dispensed to the toilet and cleaners hot water outlets.

EPC Rating

The EPC rating for the retail unit is C (67).

Title Number

The title number for the retail unit is INV38423.

Rates / Council Tax

The retail unit has a rateable value of £10,750 as at April 2023, property reference number 06/07/452045/5 and benefits from a 100% discount under the Small Business Bonus Scheme with a net Liability of £zero for eligible businesses.

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

Offers over £175,000 are invited for the heritable property with vacant possession.

Finance & Legal Services

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

Directions

See location map. What3words reference is ///wells.stove.notice

Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road, Inverness, IV1 1SX

Tel: 01463 714757

E: admin@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.

