



Cameron's Barbers Shop

99 – 101 Academy Street, Inverness, IV1 1LX

Offers Over £249,000

(Freehold)

A rental option may be available.





- Well established profitable independent barber shop with flat
- Located in 'Old Town of Inverness'
- Iconic 'Gentleman's Barber' brand
- Spacious 2 bedroom flat
- Turnkey business
- Extensive and loyal customer base
- Positioned perfectly for passing trade
- Spacious barber floor with backwash and comfortable waiting area
- Backroom area with kitchen and WC
- Category B listed building in Conservation area







Description

Cameron's Barber Shop is an iconic establishment located on Academy Street in the 'old town' of Inverness. Academy Street is a key arterial route through the heart of the city and allows the business to benefit from high levels of both pedestrian and vehicular traffic. The vibrant red frontage, complete with a striking showcase window and traditional double half-glazed doors, commands attention. Etched glass bearing the business name adds a touch of vintage charm, perfectly capturing the classic barber shop atmosphere.

The substantial property is set over three stories and is built of red sandstone with a slate roof. While listed in 1970 as a Category B listed building, it is also part of the special architectural and historic interest of Inverness (Riverside) conservation area. Inverness Old Town is a character area within Inverness Conservation Area.

As well as the ground floor barbers shop, a two-bedroom flat is included in the sale. The flat is fully compliant with current letting legislation although it is also ideally situated for a new owners' use.

Trade

The barber shop offers all the traditional service one would expect including barbering, beard trims, wet shaves and hair washes. The business currently involves the owner and one other self-employed barber.

However, the shop is set to accommodate up to 6 barbers chairs.

Whilst profitable, the current owner operates the business at a relaxed pace through choice. This leaves significant potential for growth. Opportunities to increase turnover include extending opening hours, renting additional barber chairs, introducing the sale of male grooming products or offering unisex services such as a hairdressers or nail bar.

The Property

The handsome, sandstone property was built in the early 19th century and is set over 3 floors. The ground floor is utilised as the barber's shop and the residential flat occupies both the first and second floors. The barber's shop and flat are entirely separate and have the benefit of independent customer access and utility supplies. The shop is defined as 101 Academy Street, and the flat is 99 Academy Street.

Recently the property has undergone maintenance to sympathetically improve the chimney, roof and exterior.

The Barbers Shop

The barbers shop features wooden painted, double saloon doors, each half-glazed to allow light to pass through, complemented by a glass panel above. A large, nearly full-length picture window spans the front, bathing the interior in natural



light. Together, these elements create a bright, airy atmosphere that enhances the shop's fresh, clean, and inviting appeal.

As you step inside, you're welcomed into a spacious and thoughtfully designed interior that feels both stylish and inviting. The walls are tastefully half-panelled in rich dark mahogany, beautifully paired with a deep orange upper section that adds warmth and depth. This bold and sophisticated colour scheme flows seamlessly throughout the shop, perfectly capturing the essence of a classic jazz-inspired gentleman's barbershop. Every element including artwork and jazz objet d'art has been carefully chosen to enhance the atmosphere, resulting in a distinctive and characterful space that feels both timeless and contemporary.

As well as the six barber stations, there is a standalone backwash with leather seat and white basin with shower head. The flooring benefits from being water resistant and hardwearing.

Towards the rear of the shop floor a WC (with disabled access) is located to the left. The toilet and wash hand basin are both a serviceable white porcelain and an over sink mirror compliments the room. At the back of the ground floor, is the kitchen area with sink, microwave, fridge, kitchen cupboards and room for a seat. From the kitchen there are steps up to a serviceable office. The office is L shaped with ample room for a desk and associated storage.

The Flat

This charming two-bedroom flat spans the first and second floors, with a private entrance located on the ground floor. Offering a generous floor area of 84m², the home is thoughtfully laid out for comfortable living.

Upon entry, a carpeted staircase leads to the first-floor landing, which provides access to a spacious lounge, a well-equipped kitchen, and a convenient storage cupboard.

The lounge is bright and inviting, decorated in neutral tones with a matching self-coloured carpet. This generously sized room features two large windows that allow natural light to flood the space. Elegant

cornicing, along with stylish wall and ceiling lights, add character and charm, while two CH radiators ensure warmth and comfort.

The kitchen is also spacious, boasting ample fitted storage, a gas hob, and an electric oven. Twin windows enhance the space, offering both light and a pleasant outlook.

A further staircase leads to the top floor, where there are two well-proportioned double bedrooms and a modern bathroom.

The property is currently let under a Private Residential Tenancy agreement, and therefore, interior photographs are not available at this time.

Grounds

To the rear of the property is a shared access yard.

Staff

Currently the business is operated by the owner and one other self-employed barber who rents a chair. The shop is closed on a Monday.

Reason For Sale

Having established Cameron's Barber Shop as a well-known and successful business, it is the owner's desire to retire that brings this opportunity to the market.

Location

The Scottish Highlands and Islands' commercial and administrative hub, Inverness, also referred to as the "Capital of the Highlands," is located roughly 156 miles north of Edinburgh, 168 miles north of Glasgow, and 105 miles west of Aberdeen. With a population of around 47,000 and the largest catchment area in the UK of around 33,000 square miles, which includes a catchment population of about 350,000, the city is among the fastest growing in the country.

Inverness is the start of the well-known North Coast 500 route, the city is considered as the gateway to the Highlands and is a popular tourist destination, especially in the summer.

Inverness enjoys good transportation connections to Europe, the UK, and the remainder of Scotland. Inverness is connected to Perth, Edinburgh, and Glasgow via the A9 trunk road, and Inverness Rail Station offers regular train services to all of the major regional cities in the UK. Situated merely 9 miles beyond the city limits, Inverness Airport offers frequent flights to major cities in the United Kingdom, along with extra flights to Amsterdam.

Services

The business benefits from mains electricity, water, and drainage. Central heating is provided via a mains gas fired central heating system with point of use electric hot water units in the kitchen and toilets. The shop and flat have separate utility supplies and gas combi boilers.

Accounts

Full accounting information will be made available to interested parties subsequent to viewing.

EPC Rating

The EPC rating for the retail unit is 'TBC' and the EPC for the flat is D.

Title Number

The title number for the retail unit is INV1301.

Rates / Council Tax

The retail unit has a rateable value of £7,200 as at April 2026, property reference number 06/08/006231/6. The property could benefit from 100% discount under the Small Business Bonus Scheme for eligible businesses.

Plans

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

Price

Offers Over £249,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation. A option to rent may be available, please ask for details.

Finance & Legal Services

ASG Commercial Ltd is in touch with several lenders who provide specialist finance. 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 ///online.simply.owls

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.

