



64 High Street, Invergordon, IV18 0DH

Situated on Main Thoroughfare

- Well Presented Ground Floor Unit
- Suitable For: Retail / Leisure / Restaurant / Medical (STPP)
- Rates Exempt
- 2,034sq ft
- F.R.I Lease Expiring August 2026
- @ £17,213p.a.
- Sale: o/o £95,000

LOCATION

The property is situated in a strong trading location on the High Street and close to the main pedestrian access route from the port, this property benefits from exceptional visibility and foot traffic.

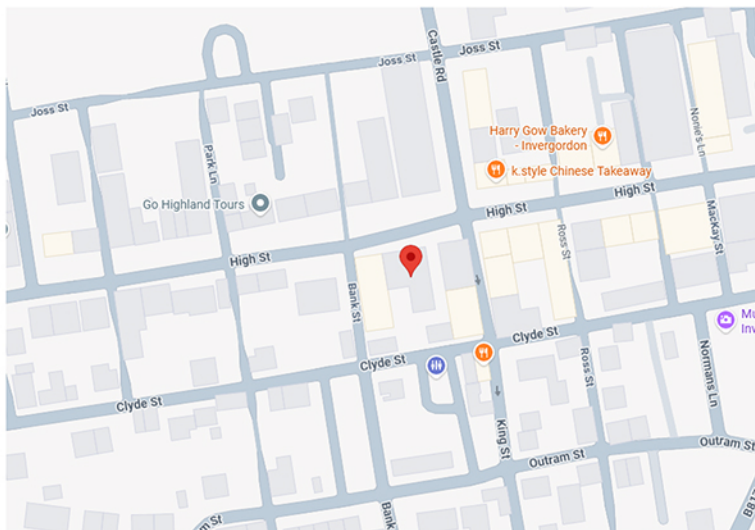
Invergordon is a small port town in Easter Ross, Highland council area, in the Scottish Highlands. Located on the northern shore of the deep, sheltered waters of the Cromarty Firth (an inlet of the North Sea), it sits approximately 23–25 miles northeast of Inverness. The town enjoys a strategic maritime position in one of Britain's deepest natural harbours, historically serving as a Royal Navy base and now as a key maintenance hub for North Sea oil rigs alongside its role as a major cruise ship port.

With a population of around 4,000, Invergordon serves a localised catchment in the rural Easter Ross area, while its cruise and port activities draw thousands of visitors annually to explore the wider Highlands. Transport links include Invergordon railway station on the Far North Line (with services to Inverness in about 50–55 minutes), proximity to the A9 trunk road for road access, and regular bus services (e.g., Stagecoach routes to Inverness). The port itself handles ferries and large cruise vessels, enhancing connectivity to the region.

PROPERTY

A substantial church, in a busy port town on the north coast of the Cromarty Firth, approximately 24 miles north of Inverness. Currently let to the Church of later day saints who we understand have been in occupation since 2009, investment fully let and producing £17,213 p.a. We understand the church have opted to exercise their break option in August 2026.

The property would lend itself to redevelopment to retail / office / restaurant / residential (STPP)



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AREA
189sqm (2,034sq ft)

NAV/RV
£4,250

SALE
The property is available on a freehold basis for o/o
£95,000

V.A.T.
Figures quoted exclusive of V.A.T.

E.P.C.
Available on request

LEGAL
Each party shall bear their own legal costs incurred
in the transaction

TSA Property Consultants
162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)
Will - 07581 396092 (will@tsapc.co.uk)
General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering
In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.

Property Misdescription Act 1991:
The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.