



Dental Surgery at 22A Abban Street Inverness, IV3 8H

- Tenant: The Scottish Ministers
- Passing rent: £49,110 per annum
- Rebased rent due June 2026 - £35,300 per annum
- Lease expiry: 17 June 2041
- Rent Reviews: CPI linked capped and collared at 2% and 4% per annum compound
- FRI excluding latent and inherent defects

LOCATION

The property is situated adjacent to the A82 dual carriageway on the western side of the River Ness in close proximity to Inverness City Centre. Inverness has a population of approximately 60,000 and benefits from all main amenities including good road and rail links. It acts as the administrative centre for much of the Highland Region and therefore has a large catchment area out with the immediate city boundary.

The property lies close to the centre of Inverness and is entered from Abban Street. The premises are attached a doctor surgery which we understand is operated by the NHS.

DESCRIPTION

The subjects comprise a purpose-built dental surgery occupying a semi-detached building of modern cavity / block construction.

NIA Ground — 71.27 sq.m / 767 sq.ft

NIA First — 39.58 sq.m / 426 sq.ft

Total — 110.85 sq.m / 1,193 sq.ft

ASKING PRICE

Offers over £575,000 are sought.

LEGAL COSTS + VAT

Each party will pay their own legal costs. Should LBTT or registration dues be applicable the purchaser will be liable.

VAT is applicable on all aspects of this transaction.

TENANCY

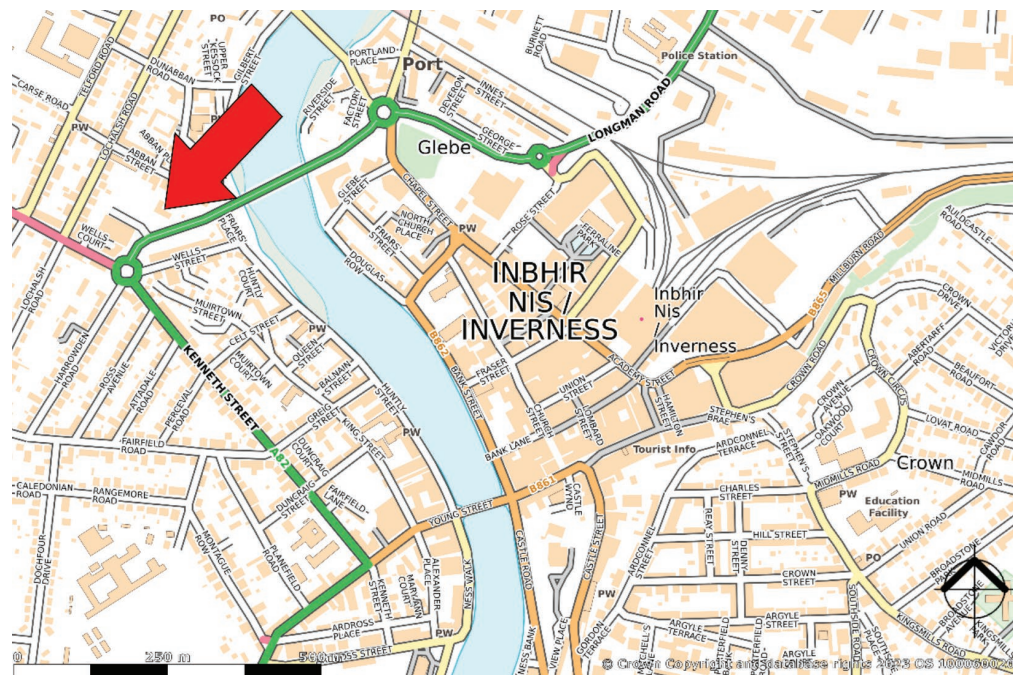
The subjects are let to The Scottish Ministers with a lease expiry of 17 June 2041. The passing rental is £49,110 per annum.

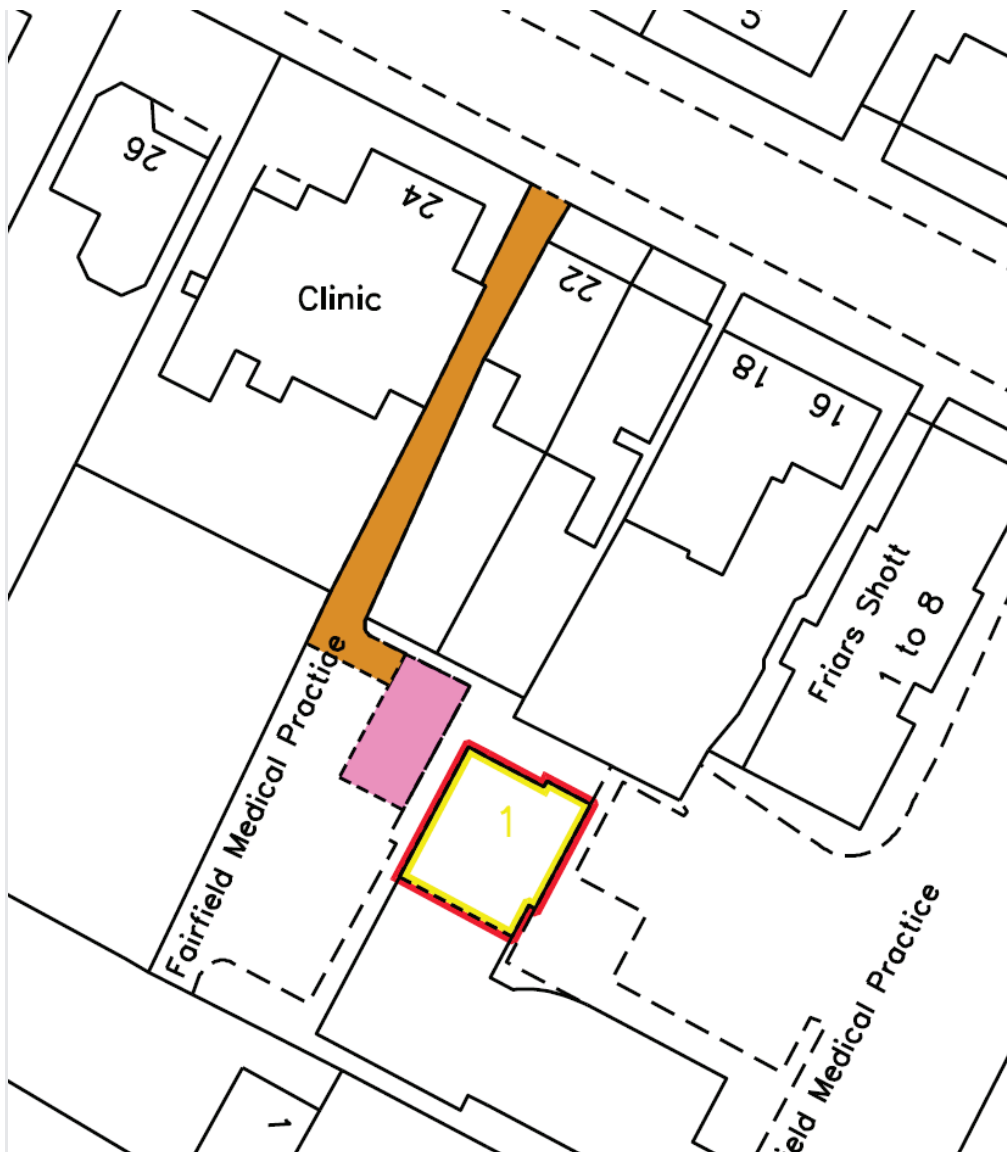
On 18 June 2026, the rent will rebase to £35,300 per annum. The tenant will be granted a 4 month rent free period and will start paying the new rent from 18 October 2026. No rent will be paid from 18 June 2026 — 17 October 2026.

Rent reviews are 5 yearly thereafter (next review 18 June 2031) and are subject to CPI uplifts capped and collared at 2% and 4% per annum compound

RATEABLE VALUE

£14,000





Title Plan

EPC

On application.

VIEWING + OFFICE ADDRESS

Graham + Sibbald, 4 Ardross Street ,
Inverness, IV3 5NN

To arrange a viewing please contact:



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