



**Graham
+ Sibbald**

FOR SALE HALL PREMISES



DR BLACK MEMORIAL HALL BANK STREET, INVERNESS

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- CITY CENTRE LOCATION ON RIVER NESS
- GROSS INTERNAL AREA: 523 SQ.M/ 5,630 SQ.FT OR THEREBY
- POTENTIAL FOR A VARIETY OF CITY CENTRE USES
- OFFERS OVER £250,000

DR BLACK MEMORIAL HALL, BANK STREET, INVERNESS

HALL PREMISES

LOCATION

These halls are located on Bank Street a prominent location overlooking the River Ness. The surrounding properties comprise primarily commercial subjects including offices, restaurants and retail outlets.



DESCRIPTION

The property comprises an attractive stone built and slated building with traditional timber window features. Constructed primarily of stone and slate the building is two storeys in height and is built into the slope at the rear. Two storey extensions have been added at the rear and are of similar construction together with an enclosed concrete fire escape. Apart from a narrow fire escape lane along the gable there is no land pertaining to the building.

ACCOMMODATION

The accommodation can be summarised as follows:

Ground Floor: Vestibules & Corridor, Lower Hall: 7.7m x 10.5m, ceiling height 3.75m, Kitchen: 3.4m x 5.5m, Lecture Room (1): 3.4m x 5.1m, Lecture Room (2): 4.0m x 5.1m

Mezzanine Floor: Male Toilets with modern 2 wash hand basins, 3 urinals and 1WC, Female Toilets with 3 wash hand basins and 3 WCs, Store off hall landing.

First Floor: Committee Room: 4.4m x 3.2m, Upper Hall: 18.3m x 10.5m: eaves height 4.0m.

Basement: Boiler Room

All sizes are approximate.

Floor Areas: The approximate Gross Internal Floor Area measured in accordance with the RICS Code of Measuring Practice (6th Edition) is 523 sq.m/ 5,630 sq.ft or thereby.

SERVICES

The subjects are served by mains water, gas, electricity and drainage. A gas fired wet central heating system with radiators is throughout.

RATEABLE VALUE

£5,600. The non-domestic rate for the year 2010/ 2011 is 40.7p

PLANNING

The subjects are located within a Conservation Area. Prospective purchasers should satisfy themselves regarding any proposed change of use.

ASBESTOS REPORT

A report is available on request.

ALTERNATIVE USES

It is considered, subject to Planning Permission, the premises have potential for various uses including restaurant, licensed premises, offices, showroom, etc.

PRICE

Offers in excess of £250,000 are invited. Offers subject to planning will be considered.

VAT

The sale will not attract VAT.

ST. COLUMBA HIGH CHURCH

This building, almost adjacent to the Hall, is also offered For Sale. Combined offers for the two subjects will be considered. The sellers reserve the right not to contract to sell the Halls until they are satisfied regarding the sale of the Church.

VIEWING

Strictly by appointment through Messrs Graham & Sibbald



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- DUNDEE
- DUNFERMLINE
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- FALKIRK
- GLASGOW
- HAMILTON
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