



**+ Graham
Sibbald**

FOR SALE

CHURCH PREMISES

- CITY CENTRE
LOCATION ON RIVER
NESS
- GROSS INTERNAL AREA:
664 SQ.M/ 7,147 SQ.FT OR
THEREBY
- GRADE B LISTED
BUILDING
- POTENTIAL FOR A
VARIETY OF USES
- OFFERS OVER £200,000



CONTACT:

Graham & Sibbald
4 Ardross Street,
INVERNESS,
IV3 5NN

Tel: +44 (0)1463 236977
Fax: +44 (0)1463 224886

Email: inverness@g-s.co.uk

**ST COLUMBA HIGH CHURCH
BANK STREET, INVERNESS**

www.g-s.co.uk

ST COLUMBA HIGH CHURCH, BANK STREET, INVERNESS

CHURCH PREMISES

LOCATION

These subjects occupy a prominent corner location fronting onto Bank Street overlooking the River Ness. There is a return frontage onto Fraser Street and the surrounding properties comprise primarily commercial subjects including offices, restaurants and retail outlets.



DESCRIPTION

Erected about 1850 the church is a Grade B Listed Building constructed of sandstone and slate. It is understood refurbishment took place following a fire in 1939.

There is no land pertaining to the subjects and access from Bank Street is by means of external stone steps and there is separate pedestrian access at the side entered from Fraser Street. There are security railings on both frontages.

ACCOMMODATION

The accommodation can be summarised as follows:

Ground Floor: Vestibule with Toilet off, Inner Vestibule, Nave approximately 15.3m x 23.5m, eaves height 7.6m and 10.7m to centre of arched ceiling; rose stained glass window on east gable. Choir Room with door to Fraser Street, Kitchen off, Vestry.

Basement: Boiler Room

First Floor: Gallery: 13.3m x 8.1m, Committee Room & Organ Plant Room

Tower/ Steeple/ Spire: stone stairs and access ladders leading up in stages.

All sizes are approximate.

Floor Areas: The approximate Gross Internal Floor Area measured in accordance with the RICS Code of Measuring Practice is 664 sq.m/ 7,147 sq.ft or thereby.

SERVICES

The subjects are served by mains water, gas, electricity and drainage.

RATEABLE VALUE

£10,500. The non-domestic rate for the year 2010/ 2011 is 40.7p

PLANNING

The subjects are Category B listed and also located within a Conservation Area. Perspective purchasers should satisfy themselves regarding any proposed change of use.

ALTERNATIVE USES

It is considered, subject to Planning Permission, the premises have potential for various uses including residential, leisure, showroom/ retail, community facility, gallery, hostel etc.

PRICE

Offers in excess of £200,000 net of VAT are invited. Offers subject to planning will be considered.

DR BLACK HALL

This building almost adjacent to the Church is also offered For Sale. Combined offers for the two subjects will be considered.

VIEWING

Strictly by appointment through Messrs Graham & Sibbald



WITH OFFICES IN:

- ABERDEEN
- DUNDEE
- DUNFERMLINE
- EDINBURGH
- FALKIRK
- GLASGOW
- HAMILTON
- INVERNESS
- KILMARNOCK
- KIRKCALDY
- PAISLEY
- PERTH
- STIRLING
- WEYBRIDGE



**Graham
& Sibbald**

www.g-s.co.uk

IMPORTANT NOTICE

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.