

Office, Retail, High Street Retail FOR SALE

TSA Property Consultants



64 High Street, Invergordon, IV18 0DH

High Street Invergordon Retail / Office / Redevelopment Opportunity 2,034sq ft o/o £95,000

Summary

Tenure	For Sale
Available Size	2,034 sq ft / 188.96 sq m
Price	Offers in excess of £95,000
Service Charge	N/A
Rateable Value	£4,250 SBBS Qualifying
EPC Rating	Upon enquiry

Key Points

- 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

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Summary

Available Size	2,034 sq ft
Price	Offers in excess of £95,000
Rateable Value	£4,250 SBBS Qualifying
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

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)

Area

189sqm (2,034sq ft)

NAV/RV

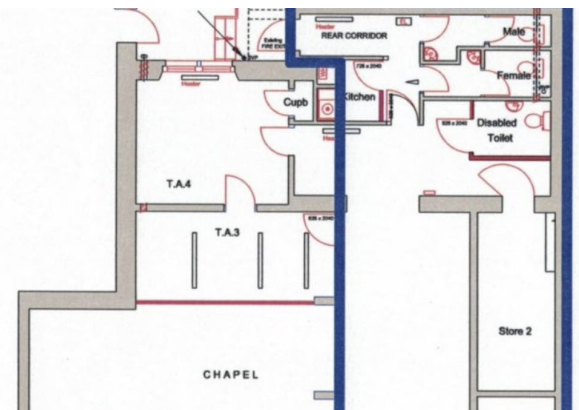
£4,250

Location

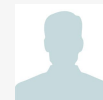
The property is situated in a strong trading location on the High Street and close to the main pedestrian access route from the port, this property benefits from exceptional visibility and foot traffic.

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.



Viewing & Further Information



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