



East Church, 68 Academy Street, Inverness, IV1 1LK

## Property

Substantial church and church hall in a prominent location in the heart of Inverness.

The property is almost 200 years old and has been well maintained throughout. The interior comprises a spectacular sanctuary, offices, two kitchens, toilets, meeting rooms together with a large meeting hall.

**Basement:** 11.08 square metres (119 square feet)

**Ground Floor:** 672.58 square metres (7240 square feet)

**First Floor/Gallery:** 408.11 square metres (4393 square feet)

**Total:** 1,091.77 square metres (11,752 square feet)

## Services

The property benefits from mains supplies of water, drainage, gas and electricity.

## EPC

The EPC is: **G**

## Planning

The property comprises a Category B Listed Building and falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. In addition to its current use it could be a day nursery, day centre, educational establishment, museum or public library without the necessity of obtaining planning permission for change of use. The property may be suitable for redevelopment for residential use subject to the necessary consents being obtained but interested parties are advised to satisfy themselves as to the position as no warranty is given by the seller as to this.



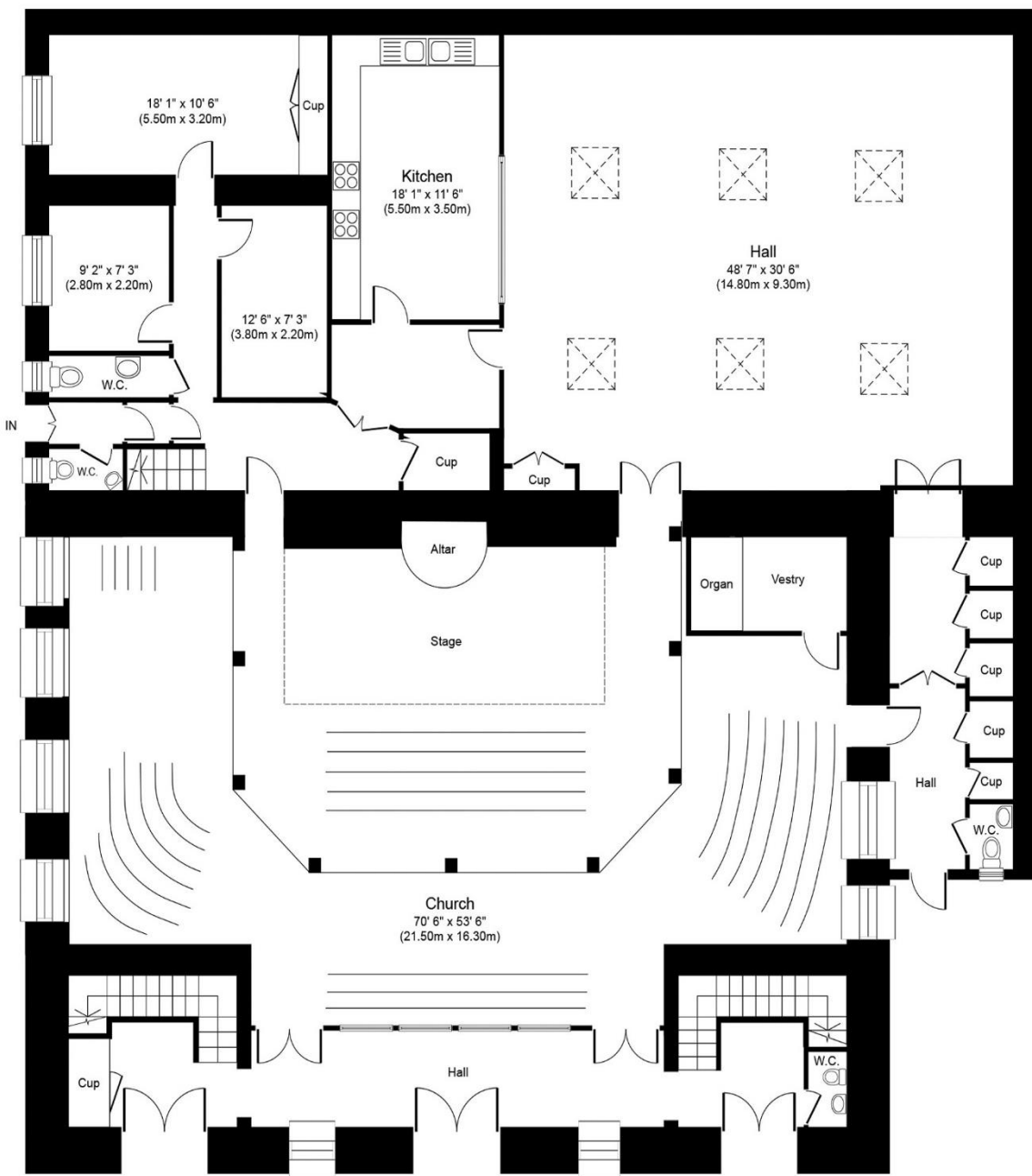
## Local Area

Inverness is the largest city and the cultural capital of the Scottish Highlands

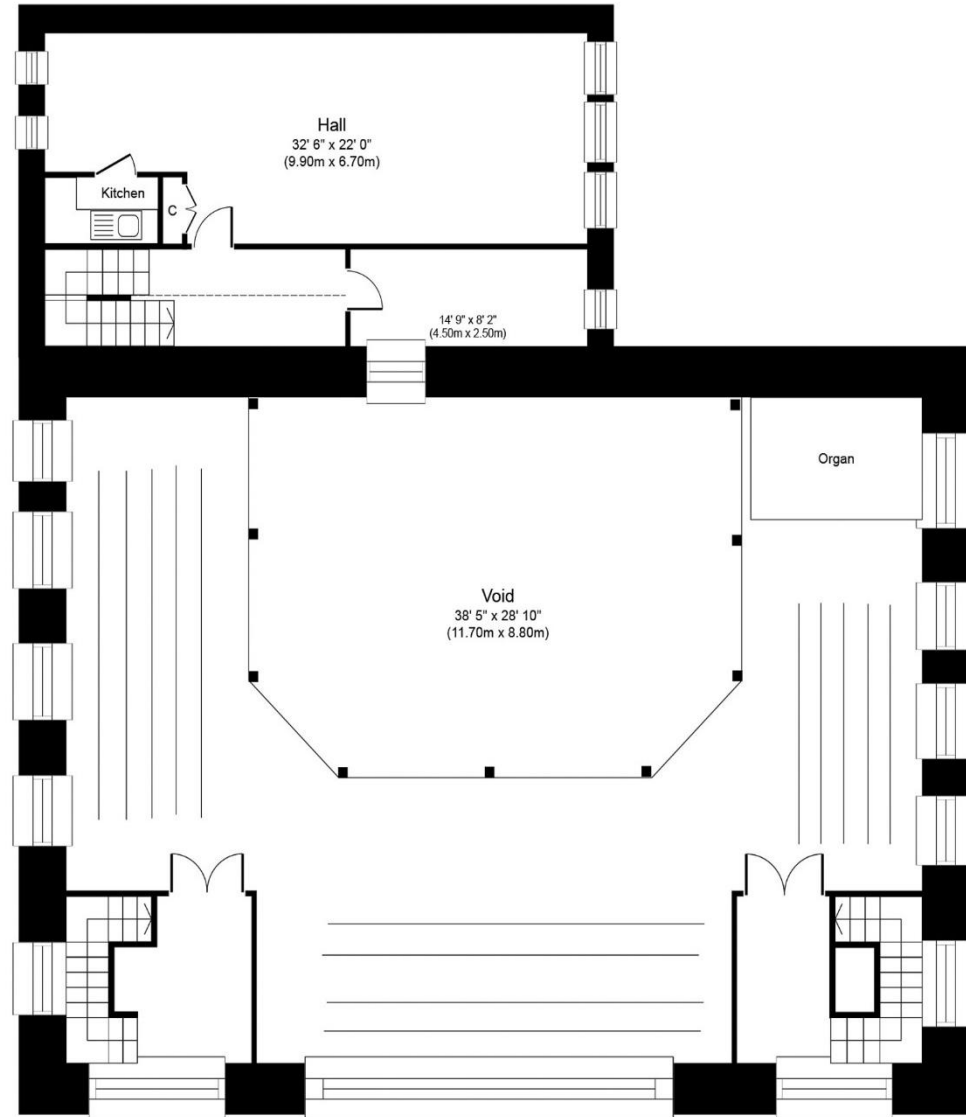
The city centre offers a full range of amenities including supermarkets, bars, restaurants, retail shops and leisure facilities associated with city living.

Transport to and from Inverness is easy with regular bus and train services. Inverness airport is located a 20 minute drive from the Church.





**Church**  
**Approximate Floor Area**  
**4,166 sq. ft.**  
**(386.8 sq. m.)**



**Church**  
**Approximate Floor Area**  
**2,658 sq. ft.**  
**(247.0 sq. m.)**

## Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

## Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

Church of Scotland Law Department  
121 George Street  
Edinburgh EH2 4YN  
Telephone 0131 2402263  
Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland - Scottish Charity No SC011353

