



Industrial Premises at Station Yard, Thurso, KW14 7DL

- Sale Price: Offers over £200,000
- Total Site Area: 0.90 acres or thereby
- Total GIA: 611.36 sq m/ 6,581 sq ft or thereby
- Rateable Value: £27,500



LOCATION

The property is located adjacent to the Thurso train station and close to the junction of Lovers Lane and the B874 Ormlie Road. Ormlie Industrial Estate is located nearby and is on the southern edge of Thurso adjacent to the B874 Ormlie Road. North Highland College is located close by. Thurso town centre is located approximately 1 kilometre to the north of the subjects via the B874 at Ormlie Road. This links onto the A9 which is the principle trunk road connecting Thurso south towards Inverness. The property is situated close to Ormlie Industrial Estate which is the largest industrial estate serving the town of Thurso.

Surrounding occupiers include a mixture of commercial and residential buildings. The railway station line to the south is to the north west of the site.

DESCRIPTION

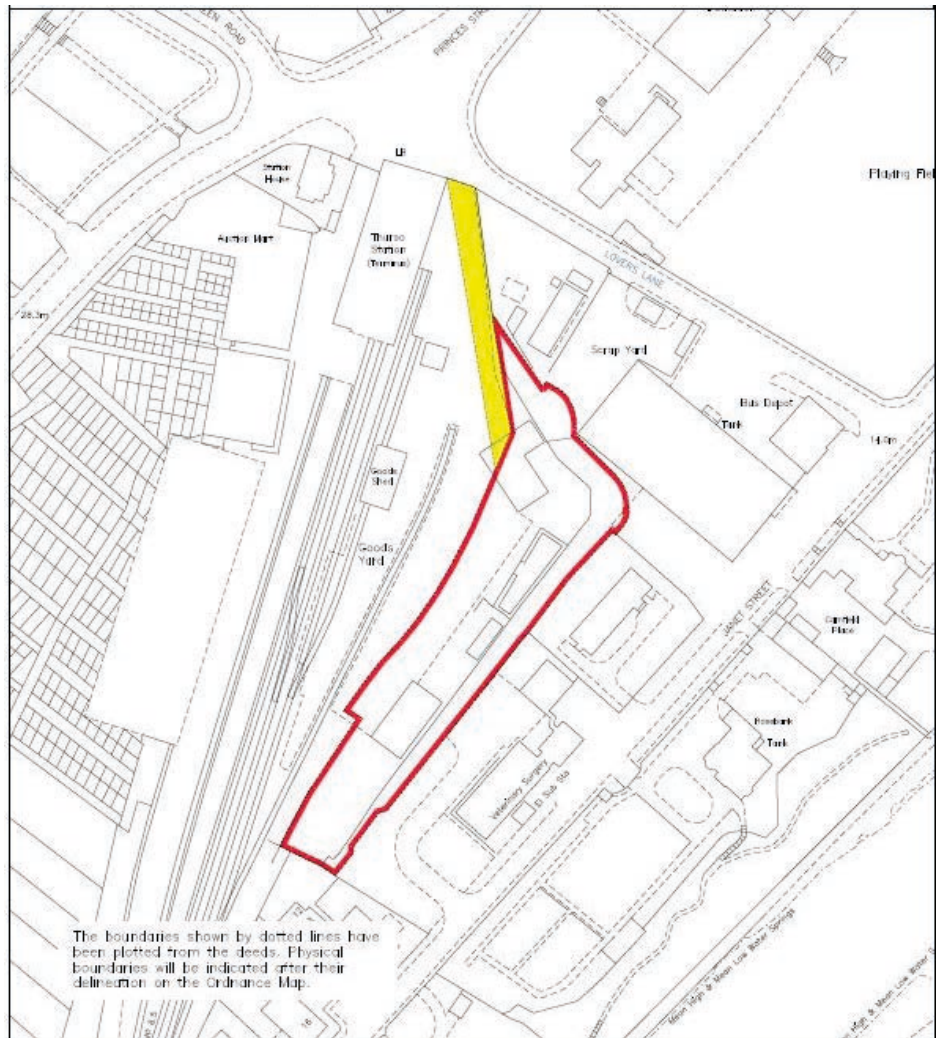
The subjects comprise a former buildings merchant site which three industrial buildings/ doors, on a gross site of approximately 0.90 acres or thereby. The site is accessed via Lovers Lane and further title information is available on request to the selling agent.

ACCOMMODATION

The subjects extend to the following approximate gross internal areas: -

Description	Sq M	Sq Ft
Store 1	163.73	1,762
Trade Sales	282.99	3,046
Store	164.64	1,772

The three properties combined provide a total Gross Internal Area of 611.36 sq m/ 6,581 sq ft or thereby.



SERVICES

The units are understood to be served by mains water and electricity whilst drainage is to the public sewer.

SALE PRICE

Offers over £200,000.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

On application.

To arrange a viewing contact:



Kenny McKenzie
Surveyor
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IMPORTANT NOTICE

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.
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6. Date of Publication: September 2020