



## 2, The Shore, Wick, KW1 4LU

- Riverfront location
- Close to town centre
- Guide Price: on application
- Lease expiry on 27th September 2024
- Passing rent of £39,000



## LOCATION

The Subject property is located on the Shore and has a clear view of River Wick and is only a short distance from the town centre. Surrounding properties comprise of other restaurants/pubs however it is primarily residential accommodation.

Wick is located in the far north of Scotland, approximately 95 miles north of Inverness. The town is served by the A9 trunk road, regional airport and the far north railway line.

## DESCRIPTION

Located on the north side of The Shore within the Harbour area of Wick close to the town centre. This area is linked closely to the town centre by two key bridges across Wick River. The subjects comprise a 2 storey detached commercial unit which is currently used as a restaurant.

## ACCOMMODATION

The property has an NIA of 4,321 sq.ft.

Measured area provided by client.

## SALE PRICE

On application

## VAT

Applicable on all aspects in relation to the subject property.

## RATEABLE VALUE

£13,750

Any ingoing tenant can benefit from 100% business rates relief under the Small Business Bonus Scheme. Further information available on the Highland Council website.

## LEGAL COSTS

Each party shall pay their legal costs. Should LBTT or Registration Dues be applicable, the purchaser will be liable.

## ENTRY

By agreement

## ENERGY PERFORMANCE CERTIFICATE

On Application.

## To arrange a viewing please contact:



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