

RETAIL

- > GROUND AND FIRST FLOOR RETAIL UNIT
- > PROMINENT HIGH STREET CORNER LOCATION
- > FLOOR AREA: 264 M² (2,842FT²)
- > OFFERS OVER £60,000 INVITED
- > LARGE GLAZED FRONTAGE
- > VAT FREE



FOR SALE

55 HIGH STREET, WICK, KW1 4NE

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LOCATION

The royal burgh and town of Wick is located within the County of Caithness in the far north of the Scottish Highlands. The town is approximately 103 miles north of Inverness, the main administrative centre for the Highlands, and 20 miles south east of Thurso, via the A9 trunk road. The town has a railway station on the far north railway line linking Wick with the south of Scotland and regular bus services are available.

The building is located on a prime corner position on the main High Street with its junction with Bridge Street which forms part of the main A99 road. Wick High Street supports a mix of both national and local traders. Nearby occupiers to the subjects include Boots, Ladbroses, Nickel & Dime, McAllans Highland Wear, Harrold Bros Butchers and Gail's Gift Box.

DESCRIPTION

The property comprises a ground and first floor retail unit set within a 2-storey terraced building of traditional construction under a pitched and slated roof. The property is accessed via a glazed pedestrian door centrally set within a large glazed display frontage to the main High Street.

Internally the ground floor of the property is currently fitted out to a Semi-Chem corporate specification as an open plan sales area with sales counter. A suspended ceiling grid is fitted throughout the sales area with integrated fluorescent light boxes. There are double doors providing goods in access located on the Bridge Street elevation of the building. In addition, a small office and a staff toilet are provided on the ground floor. A timber staircase provides access to the first floor of the property which is currently utilised for the storage of stock.

ACCOMMODATION

The accommodation and approximate floor areas are as follows:

FLOOR	M ²	FT ²
Ground	86.91	935
First Floor	177.17	1,907
Total	264.08	2,842

EPC

Details to be confirmed.

RATEABLE VALUE

The property has a NAV/RV of: £9,900. The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

SALE TERMS

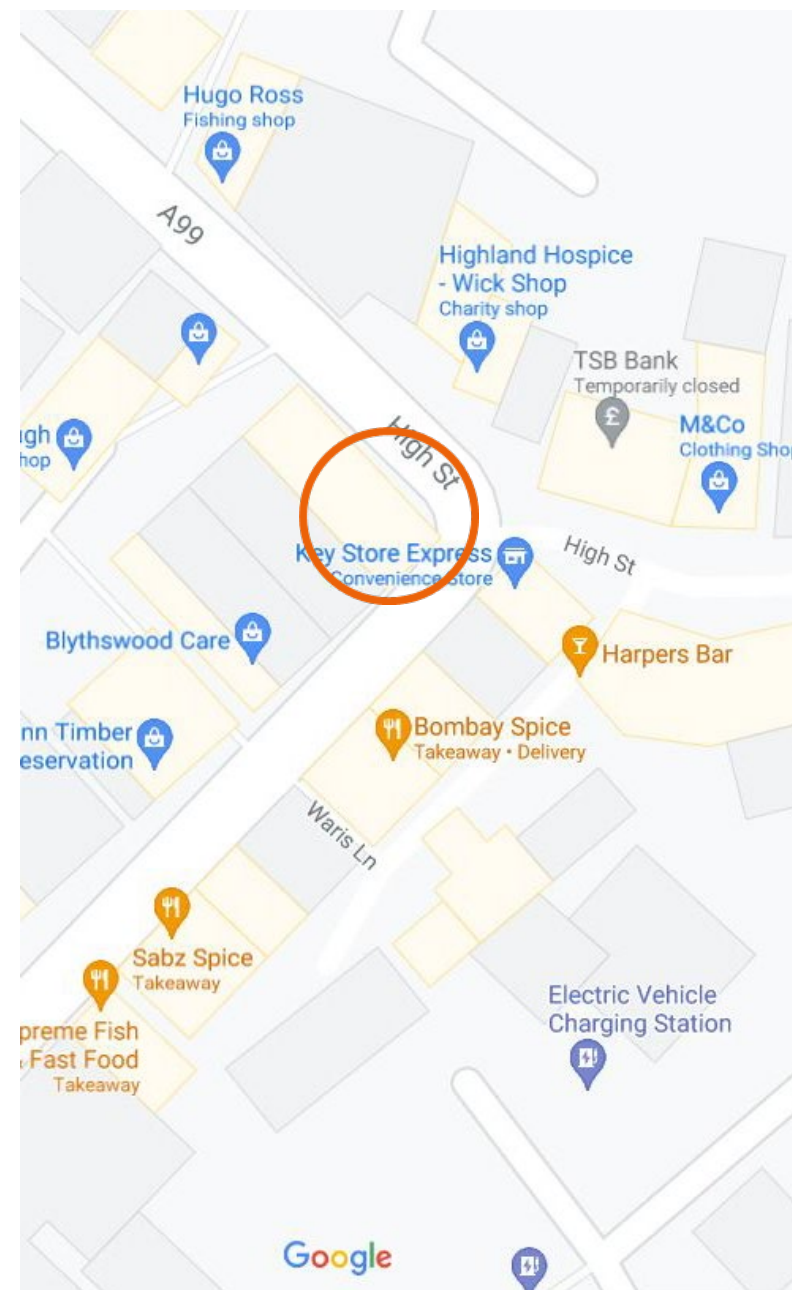
Our Client's heritable interest in the property is available "For Sale" with offers over £60,000, exclusive of VAT, sought.

VAT

VAT will not be payable on any transaction.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.











For further information or viewing arrangements please contact the agents:

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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