

RETAIL

- > PROMINENT FRONTAGE
- > RANGE OF STORAGE SPACE
- > FLOOR AREA: 211 M² (2,272 FT²)
- > OFFERS OVER £75,000 INVITED
- > QUALIFIES FOR 100% RATES RELIEF
- > RE-DEVELOPMENT POTENTIAL

PULTENEYTOWN PHARMACY NHS SCOTLAND
COLIN CLARK MRPharmS

BAFTEC

Pulteneytown

Pharmacy

7 MACARTHUR STREET, PULTENEYTOWN, WICK, KW1 5AX

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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 southeast of Thurso, via the A9 trunk road. The town has a railway station on the far north railway line linking south to Inverness and Thurso to the northwest. The town has a regular bus timetable and Wick John O'Groats Airport is located approx. 1 mile to the north with regular flights operating to Aberdeen.

The property for sale is located a short distance from Wick town centre in a primarily residential area on MacArthur Street which runs between Grant Street and Harbour Terrace to the east of Argyle Square within the Pulteneytown district of Wick on the south banks of the River Wick.

The property is easily accessible from the main A99 road running through the town. The Pulteneytown area supports a mix of local traders with national occupiers found within the town centre. Nearby occupiers to the subjects include BGA Quality Butchers, G Sinclair Painting & Decorating and Dunnetts Funeral Directors.

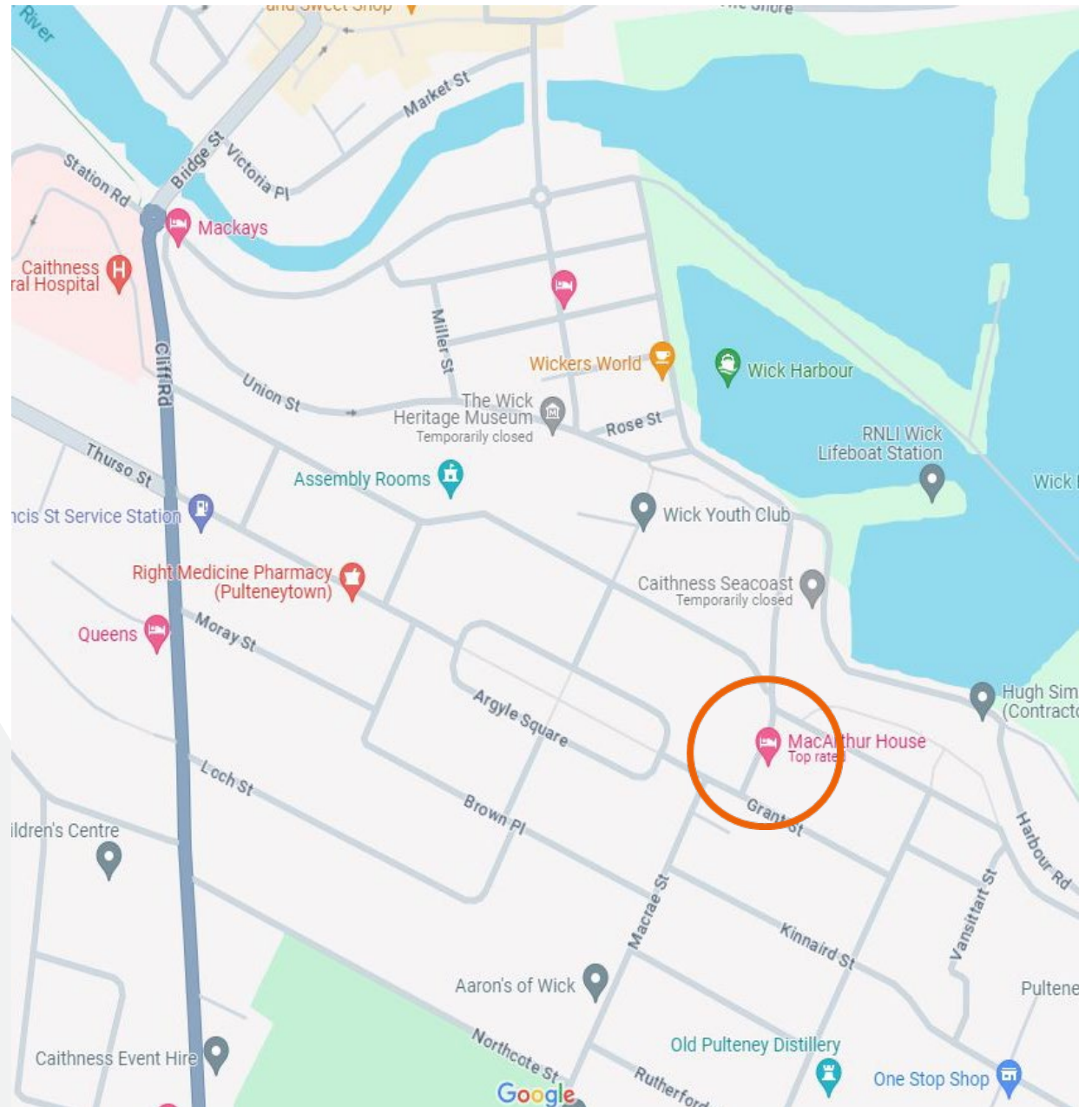
DESCRIPTION

The property comprises a ground floor retail unit plus a range of storage space over both ground and first floors at the rear. The storage areas are separately accessed from an external courtyard area at the rear of the shop.

The property which was formerly operated as the Pulteneytown Pharmacy is set within a wider 3-storey terraced building of traditional construction under a pitched and slated roof. The shop is accessed via a glazed pedestrian door set within the property frontage and there are large display windows to MacArthur Street.

Internally, the majority of the former pharmacy shop-fit has been removed with some areas taken back to the bare stone wall surfaces with the unit currently in need of refurbishment. There is an incomplete suspended ceiling grid fitted within the sales area.

There is also a separate room/office fronting MacArthur Street, which includes a staff toilet, which is also separately accessed from the external courtyard area to the rear of the shop.









FLOOR AREA

Approx. Floor Areas	M ²	FT ²
Retail Unit	45.15	486
Office/Staff Toilet	14.03	151
Store 1	51.12	550
Store 2	100.84	1,085
TOTAL:	211.14	2,272

EPC

EPC Rating: "G". Certificate and Recommendations Report are available on request.

PLANNING

Class 1A (shops, financial, professional and other services) in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The property would be suitable for conversion to a range of alternative uses including residential, subject to planning.

RATEABLE VALUE

The property is entered in the current Valuation Roll as follows:-

Shop, etc - NAV/RV: £3,750 | Stores – NAV/RV: £850

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 £75,000, exclusive of VAT, sought.

LEGAL COSTS & VAT

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. VAT will apply to any transaction.



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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