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Young Robertson & Co.



1 SWANSON STREET, THURSO

Situated in a busy central location is this end terraced two storey property which traded successfully as a butchers shop, and that is now offered for sale with vacant possession. Extending to around 116 m² the property is positioned in a prominent location with private parking to the rear. On one of the main thoroughfares of the town centre, and within a conservation area the property would be ideal for an array of uses including retail or office premises, or perhaps even residential or mix of both, subject to suitable planning consents.

OFFERS OVER £50,000

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General Information

The services are connected to mains supplies of water, and electricity. Mains drainage. Commercial properties are exempt for the provision of Home Reports.

Front Shop	6.00m x 4.46m 19'08" x 15'02" max
Rear Shop	7.02m x 4.92m x 23'00" x 16'02"
1st Floor Room	4.93m x 5.02m 16'02" x 16'02"
Cloak Room	1.90m x 1.58m 6'02" x 5'02"
WC	1.90m x 1.51m 6'02" x 4'11"
Wash Room/WC	1.81m x 1.63m 5'11" x 5'04"
Spice Room	2.92m x 2.24m 9'07" x 7'04"
Store Room	4.87m x 3.69m 15'11" x 11'10"



Rateable Value

The rateable value of the subjects for the year 2017/18 is £7,250.00 however it would be eligible under the Small Business Rates Relief should this be the purchasers only business premises.

EPC

E

Postcode

KW14 8AP

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £50,000 should be submitted to our Thurso Office.

Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

Location

Thurso is currently enjoying an upturn in commercial activity due to the Decommissioning of Dounreay, the expansion of Scrabster Harbour and of the local Business Park. Being located on the hugely-successful NC500 tourist route has also had a huge boost to local business's large and small. Encouraging visitors to stay longer and increase spend is helping to contribute towards developing economic growth in the Highlands.

One of the two main towns of the district, Thurso with a population of approximately 9,000, has shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services south and from Wick airport, approximately 20 miles south there are regular scheduled air services. Inverness is approximately two hours' drive.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.