



solicitors • estate agents

Young Robertson & Co.



14 OLRIG STREET, THURSO

Situated in a busy central location are these excellent shop or office premises which are located within a conservation area on one of the main thoroughfares of the town centre. With double aspect windows the property extends to approximately 32 m² and in addition to the front shop is a WC, and rear office/store room. Ample parking is available within the area. This versatile premise was previously operated as a hair studio, however could be suitable for a wide variety of commercial uses.

LEASE £100 PER WEEK (£5,200 PA)

**29 TRAILL STREET
THURSO KW14 8EG**
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

**21 BRIDGE STREET
WICK KW1 4AJ**
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

General Information

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

Rateable Value

The property carries a Rateable Value of £3,250.00. The poundage for 2019/20 is 49p however it would be eligible under the Small Business Rates Relief should this be the purchasers only business premises.

Postcode

KW14 7HF

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Lease £100 per week (£5,200 pa).

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.

