



solicitors • estate agents

# Young Robertson & Co.



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## FRANCIS STREET CLUB, 21 FRANCIS ST, WICK

This large commercial building consists of hallways, main hall, two bar lounges, two bars, two lounge rooms, kitchen and utility room, office, four toilets, store rooms and also an upper building which was in the past used as a flat for the bar steward. The heating system is mains gas. The bars are back to back, one facing into the main hall and the other facing into two of the lounges. A third lounge is separated into two rooms by use of double doors. The toilets are two for gentlemen, one for ladies and one for disabled persons. The upper building which is currently used as a store would require extensive renovation to restore it back to living accommodation. This large building has the potential for a wide range of options.

## OFFERS OVER £80,000

THE CONTENTS ARE AVAILABLE BY SEPARATE NEGOTIATION

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**Inner doorway** **2.33m x 1.76m 7' 7" x 5' 9"**

Pull down metal shutter which lifts to reveal double wood entrance doors with double glazed doors to hallway. Half wood lined walls. Ceramic tiled floor.

**Hallway**

Non slip flooring. Half wood lined walls. Door to hallway leading to the two bars, utility room and kitchen.

**Main Hall** **14.89m x 11.89m 48' 10" x 39' 00"**

Double entrance doors from hallway. Solid wood floor. Four windows facing to side. Fire doors to rear and side. Store room off main hall. Bar facing into the hall.

**Bar to main hall** **3.55m x 2.28m 11' 8" x 7' 5"**

Fitted with shelves and bar worktop. Stainless steel sink with drainer. Non slip flooring. Hatch facing into main hall. Pull down shutter.

**Ladies Toilets** **3.56m x 2.66m 11' 8" x 8' 9"**

Two toilet cubicles. Fitted worktop with two handbasins sunk into it. Fitted mirrors to walls. Hand dryer to wall and hand towel dispenser. Non slip flooring. Velux to ceiling.

**Gents Toilets** **4.66m x 2.60m 15' 3" x 8' 6"**

Two cubicles with toilets. Two urinals fitted to wall. Long handbasin to wall. Tiled walls. Non slip flooring. Skylight.

**Bar facing into two lounges**

Fitted worktops. Shelves. Pull down shutters. Two stainless steel sinks.

**Utility Room** **3.21m x 2.63m 10' 6" x 8' 7"**

Cupboard. Fitted shelves. Hatch facing into main hall. Entrance into kitchen.

**Kitchen** **3.81m x 2.64m 12' 6" x 8' 8"**

Six ring gas cooker with stainless steel cooker hood. Hot plate. Pan cooker. Two stainless steel sinks with drainer and shelving below. Fitted units to wall.

**Lounge** **9.67m x 7.40m 31' 9" x 24' 3"**

Fitted seating. Carpeted with wood flooring down the middle. Door to office. Door to disabled toilet and fire exit.

**Office** **4.41m x 3.55m 14' 5" x 11' 7"**

Double entrance doors. Carpeted. Window facing to side. Desk and shelving.

**Disabled Toilet** **2.77m x 1.55m 9' 1" x 5' 1"**

W.C. and handbasin. Hand dryer to wall. Non slip flooring.

**Rear Hallway**

Partial carpeted and partial non slip vinyl flooring. Doors to rear lounge rooms and sports bar.

**Sports Bar** **15.63m x 5.15m 51' 3" x 18' 11" at widest.**

Laid out as two rooms with an open archway between them. Fixed seating. Bar hatch. Silverware cabinets to walls. Carpeted with non slip vinyl to bar front.

**Gent Toilets** **3.20m x 2.33m 10' 6" x 7' 7"**

One W.C. cubicle. Two urinals. Hand basin. Opaque window facing to side. Non slip vinyl flooring.

**Rear Lounge Rooms****Room 1** **5.90m x 4.83m 19' 4" x 15' 10" at widest.**

Door from rear hallway. Double doors into lounge room 2. Two windows facing to front. Two cupboards, one housing electrics and one large storage cupboard.

**Room 2** **6.84m x 4.76m 22' 5" x 15' 7"**

Door from rear hallway. Door to outside stairway to upper storage rooms. Double doors to lounge room 1. Two windows facing to front. Carpeted.

**Building on 2nd floor**

Currently used as a store, the building, in the past, was a flat for the main steward. It would need extensive renovation to be restored as living accommodation.

**General Information**

The floor coverings as fitted are included in the sale.

**Rateable Value**

£12,000 per annum

**EPC Rating**

F

**Postcode**

KW1 5PZ

**Entry**

By arrangement with our Wick office.

**Viewing**

By arrangement with our Wick office.

**Price**

Offers Over £80,000 should be submitted to our Wick office. The contents are available by separate negotiation.

**Office Hours**

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

**Location**

Wick, one of the two main towns of the district has the County General Hospital, supermarkets, professional, medical and educational facilities. From Wick there are regular bus and rail services south and from Wick airport, 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.*