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Young Robertson & Co.



39 – 41 HIGH STREET, THURSO

In excellent order throughout is this commercial premise which is situated in a prime retail position on the High Street. Currently utilised as a bridal and special occasion wear shop the property, which is greatly open plan in design, has been extremely well refurbished and maintained by the present owners including recently installed economical air source heating, new carpeting and decoration throughout. Originally two separate units the property could easily be divided again to provide two single units for individual purposes. There are large double fronted windows to the front with halogen spot down lighters providing excellent retail display and two large retail areas incorporating partitioned dressing rooms and storage area. In addition to this is a WC, small kitchenette and store room. Ideal for an array of uses including retail or office premises there is ample parking adjacent to the property.

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OFFERS AROUND £75,000

General Information

The floor coverings are included in the sale. The owners have recently installed a new suspended ceiling, insulated plasterboard to the external walls, air source heating system, low energy lighting and re-wiring.

Rateable Value

The rateable value of the subjects is £8,250 however it would be eligible under the Small Business Rates Relief should this be the purchasers only business premises.

EPC

G

Postcode

KW14 8AZ

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Around £75,000 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.

