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WORKSHOP AND GARAGE AT BRABSTER STREET, THURSO

A unique opportunity to purchase this generous and secure vacant commercial unit, with attached garage and large rear garden. An excellent and sought after location it offers the potential for a variety of commercial uses, and perhaps also an excellent development opportunity for residential use, all subject to necessary planning consents, and change of use. Positioned in a prime location, with ample parking available locally, the property (with power) comprises of a large stone-built single storey workshop with industrial electric roller shutter door, windows, high roof line and original flag stone flooring. The attached garage offers a work bench area and access to the large rear garden which is fully enclosed and laid to grass. Likely appealing to a large audience viewing is highly recommended.

OFFERS OVER £60,000

Workshop 11.32m x 7.97m 37'01" x 26'02"

Stone built building with industrial electric roller shutter door. Two windows to front. Original flagstone flooring. Power.

Garage 7.89m x 3.89m 25'11" x 12'09"

Double timber doors to front. Window to side and rear. Fitted work bench area. Power. Pedestrian door to rear garden.

Rateable Value

The rateable value of the subjects is £1,150; however, it would be eligible under the Small Business Bonus Scheme (SBBS) should this be the purchasers only business premises.

Postcode

KW14 7AP

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £60,000 should be submitted to our Thurso Office.

Office Hours

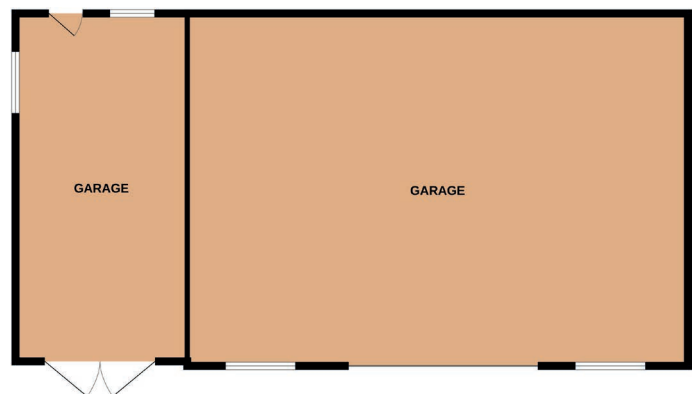
9.15am - 1pm, 2pm - 5pm Monday to Friday.

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.