



solicitors • estate agents

Young Robertson & Co.



56 DEMPSTER STREET, WICK

Set in a prominent trading location, with convenient on street parking adjacent, is this ground floor commercial unit which is contained within a traditionally constructed terraced building. Until recently a very successful lingerie shop has traded from the premises for the past 19 years. The open plan sales area boasts double deeply silled fronted windows which look onto Dempster Street, and in addition to this is a private office/store, WC and rear access door. A busy location daily enjoying both high car and footfall traffic this property would be ideal for an array of uses including retail or office premises. Being located just a stone's throw off the hugely-successful NC500 tourist route which has had a huge boost to local business's large and small viewing is highly recommended.

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OFFERS AROUND £35,000

General Information

The floor coverings as fitted are included in the sale.

Main Shop Floor 7.5m x 5.24m 24'7" x 17'2" max

15 panel glazed exterior door. Vinyl flooring. Two deeply silled windows to front. Vinyl flooring. Two panel heaters at base level. Cupboard housing the meter. Wood lined ceiling with light fittings and spot lights. Fitted shelving to recess. Fitted shop counter area.

Rear Office 3.32m x 1.97m 10'10" x 6'5"

Fitted worktop space with various drawer units below. Stainless steel sink with cold tap and electric Heatstore water heater. Fitted shelving. Telephone point. Vinyl flooring. Door to small inner hall.

Inner Hall 1.6m x 1.4m 5'3" x 4'7" max

Window to side with fitted security bars. Vinyl flooring.

WC 1.6m x 0.89m 5'3" x 2'11"

WC. Vinyl flooring. Water meter. Rear exit door.

Rateable Value

The rateable value of the subjects is £2250 however it would be eligible under the Small Business Bonus Scheme for 100% non-domestic rates relief should the following be true:

- the combined rateable value of all your business premises is £35,000 or less
- the rateable values of individual premises are £20,000 or less
- the property is actively occupied

EPC

C

Postcode

KW1 5QA

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Around £35,000 should be submitted to our Thurso Office.

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.

