



solicitors • estate agents

Young Robertson & Co.



21 BRIDGE STREET, WICK

After 32 years of operation from this office, Young Robertson & Co is now offering the property for sale as both partners prepare for their retirement. Occupying a prime position along one of the town centre's major roads, the premises benefit from substantial passing vehicular traffic and a high level of footfall. An excellent opportunity for a variety of business ventures the property boasts good window frontage and is spread over two levels (ground and basement level). It is equipped with electric heating throughout. The spacious and contemporary main reception/office provides a welcoming environment. This level also features a WC and a compact kitchen area, and front and rear staircases to the ground floor. The lower level, features a spacious foyer, two offices, and a storeroom. There is ample car parking available in the vicinity.

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**21 BRIDGE STREET
WICK KW1 4AJ**
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Main Reception: 7.64m x 3.93m 25'01" x 12'11"

Glazed door and deeply silled windows to front. Carpet. Three storage heaters. Carpet with laminate flooring to office area. Fitted shelving and cupboard to recess. Stairs to basement level. Door to rear kitchen area/ lobby. Telephone point.

Rear Hall:

Stainless steel sink with electric water heater and storage unit below. Fitted shelving. Vinyl flooring. Stairs to basement level.

WC: 1.57m x 1.01m 5'2" x 3'4" max

WC. Wash hand basin with electric water heater. Fitted shelf. Vinyl flooring.

Basement Level:

Foyer: 5.11m x 2.58m 16'9" x 8'5"

Open plan stairs lead to the first floor. Carpet. Storage cupboard housing the electrics. Wall lights. Storage heater.

Office 1: 3.95m x 3.59m 12'11" x 11'9"

Carpet. Wall lights. Cupboard housing electric meter. Telephone point. Storage heater.

Office 2: 5.3m x 2.79m 17'5" x 9'2" max

Vinyl flooring. Panel heater. Telephone point.

Store Room: 2.52m x 1.28m 8'3" x 4'2"

Fitted shelving. Vinyl flooring.

Rear Lobby:

Vinyl flooring. Stairs to first floor.

General Information:

The floor coverings, as fitted are included in the sale. Being a commercial premise this property is exempt from providing a Home Report.

Rateable Value

The rateable value of the subjects is £3000.00 however they are 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: B

Postcode: KW1 4AJ

Entry: By arrangement:

Viewing:

By arrangement with our Thurso Office.

Price:

Offers over £40,000 should be submitted to our Thurso Office.

Office Hours:

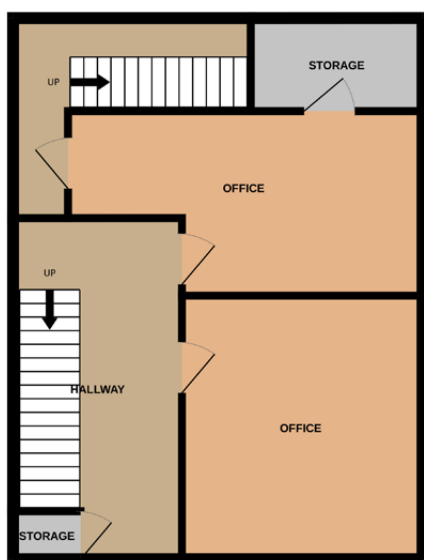
9.15 am – 1pm, 2pm- 5pm Monday to Friday.

Location:

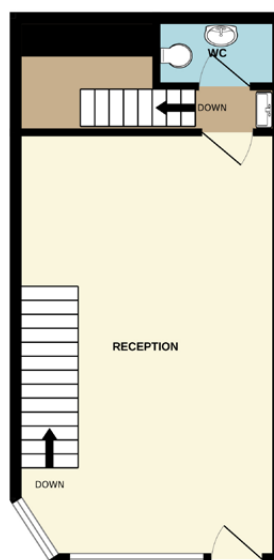
Wick, one of the two main towns of the district has the County General Hospital, supermarkets, professional, medical and educational facilities. From Wick there are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately two hours' 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.



Basement Level



Ground Floor