





**88-90 High Street,  
Wick, KW1 4LY**

## **LOCATION**

Wick lies on the east coast of northern Scotland and is the principal market town serving the Caithness area. Wick itself has a population of around 8,500 people and a catchment area of 51,000 people.

Occupying a prime position in the centre of Wick on the pedestrianised town square, this prominent building offers a prospective Tennant great visibility and high street presence in this small but active town with a thriving community spirit. The new harbour and leisure improvements are expected to increase town centre activity further.

The subjects are located to the north west of Wick directly opposite JD Wetherspoons, and are in close proximity to road, rail and air links.

## **DESCRIPTION**

The subjects comprise a Commercial Retail premises in an original three storey and attic Semi Detached building which appears to be in the region of 100 – 150 years of age. The ground floor retail space has been extended to the rear likely circa 1980 – 1990 although the exact date of renovation / extension is not known.

The gross internal floor areas may be summarised as follows:-

Ground Floor - 237.61 sq m (2,556 sq ft).

First Floor - 88.80 sq m (1,074 sq ft).

## **RATEABLE VALUE**

Net Annual Value/Rateable Value £16,750. The uniform business rate for commercial premises is 45.0p in the pound for the financial year 2012/2013, for rateable values under £35,000

## **SERVICES**

The subjects have main supplies of water and electricity whilst drainage is to the main public sewer.

## **LEASE TERMS**

Our Clients are seeking a new minimum ten year lease, on repairing terms subject to a schedule of condition to be prepared by the ingoing tenant at their cost, With a rent review at the end of the fifth year.

## **RENTAL/SALE PRICE**

Reduced to £18,000 per annum ex VAT / Offers over £195,000 ex VAT.

## **VAT**

All prices quoted are exclusive of VAT which will be added at the standard rate.

## **LEGAL COSTS**

The incoming occupier will be responsible for our Client's reasonably incurred legal costs, Stamp Duty Land Tax, Registration Dues and VAT thereon.

## **VIEWING & FURTHER INFORMATION**

To arrange a viewing or for further information please contact the sole agents Grant Stewart Chartered Surveyors:-

Contact: Grant Stewart / [gs@gs-cs.co.uk](mailto:gs@gs-cs.co.uk)

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