



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

FOR SALE

www.gs-cs.co.uk
Tel. 01463 718719



- SUITABLE FOR OFFICE, RESTAURANT OR RESIDENTIAL USES (SUBJECT TO PLANNING)
- GROSS INTERNAL FLOOR AREA EXTENDING TO 300 m² (3,229 ft²)

1 THE SHORE, WICK, KW1 4LU
OFFERS OVER £150,000

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, this prominent building offers a prospective Tennant great visibility and 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 on the Wick waterfront, nearby the harbour. Surrounding occupiers include a variety of retail and restaurant premises.

DESCRIPTION

The subjects comprise a three storey attached building which was renovated in 1998 and opened as Wick Collage by John Ross, former rector of Wick High School.

The property is of traditional construction having been largely rebuilt in concrete blockwork and rendered externally incorporating a full height glazed feature entrance. The roof is timber framed, pitched and clad with slates.

ACCOMMODATION

First Floor: Reception Area, Waiting Room, Store Room, Kitchen.
Second Floor: Video Conference Room, Lecture Room.
Third Floor: Computer Lab, Office.

The internal floor areas of the subject are as follows:

	IPMS3/NIA	IPMS2/GIA
Ground Floor	58.43 m ²	100 m ²
First Floor	69.62 m ²	100 m ²
Second Floor	82.42 m ²	100 m ²

SERVICES

The subjects have mains connections to water, gas, electricity and drainage.

SALE PRICE

We are instructed to seek offers in excess of £150,000 exclusive of VAT for our client's heritable interest. The property is available with the benefit of vacant possession.

RATEABLE VALUE

The subject is currently entered in the Valuation Roll with a rateable value of £13,000.

The Uniform Business Rate for the 2016/2017 financial year is 48.4 pence for properties with a Rateable Value below £35,000. Water and sewerage charges are separately levied.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the purchaser being responsible for the cost of LBTT, registration dues and any VAT thereon.

EPC

EPC Rating - D, EPC Certification available on request.

VAT

The property has not been elected for vat. Therefore vat is not applicable to the sale price.

FURTHER INFORMATION

For further information please contact the sole agents Grant Stewart Chartered Surveyors.

Grant Stewart
Email: gs@gs-cs.co.uk

Grant Stewart Chartered Surveyors,
Ness Mews,
Ardross Place,
Inverness, IV3 5BY

Tel: 01463 718719
Fax: 01463 710712

