

# **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 m<sup>2</sup> (3,229 ft<sup>2</sup>)

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

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### 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 largley rebuilt in concrete blockwork and rendered externally incorporating a fuill 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 m²	100 m²
First Floor	69.62 m²	100 m²
Second Floor	82.42 m²	100 m²

### **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 proerty 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.

Caithness
General Hospital

### **FURTHER INFORMATION**

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

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

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Wick High School

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Disclaimer: The Agents or themselves and for their client whose agent they are give notice that:(1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Grant Stewart CS Ltd has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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