



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

FOR SALE

**Former Caithness Glass Factory,
North Road, Wick, KW1 4DN**

6.52 Acre site with Industrial Building extending to 43,340 ft² (4,026 m²), suitable for a variety of retail and industrial uses, with an option for a 40 bedroom hotel.

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. The subjects are located to the north west of Wick directly adjacent to the new Tesco Superstore, and are in close proximity to road, rail and air links.

DESCRIPTION

The subjects comprise a 6.52 Acre site (2.64 ha) with a Modern Industrial Building/Factory. Occupying a prominent roadside location with extensive frontage, this modern building lends itself to subdivision for a range of retail/office/industrial uses. The entire building extends to approximately 43,340 sq ft. There is extensive car parking area on site. Current occupiers include A & D House Furnishers Ltd and Ashley Ann.

RATEABLE VALUE

The rateable value will require to be assessed in accordance with the Valuation and Rating (Scotland) Act 1956, as amended.

SERVICES

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

SALE PRICE

Offers in excess of £600,000 (plus VAT) are sought.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the occupier being responsible for the cost of Stamp Duty Land Tax, registration dues and any VAT thereon.

RENT ROLL

The current annual rental income for the site is £40,000 excluding VAT. Fully let, the existing building has a potential income of circa £75,000.

VAT

All prices quoted are exclusive of VAT which will be added at the standard rate. The Property may be sold as a TOCG (Transfer of a Going Concern), and as such would be VAT exempt where the purchaser is VAT registered.

VIEWING AND FURTHER INFORMATION

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

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

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Westerseat Farm

