



- **PROMINENT RETAIL PITCH ON WICK HIGH STREET**
- **FLOOR AREA: 136 M² (1,463 FT²)**
- **ITZA: 983 FT²**
- **SUITABLE FOR VARIOUS USES**
- **IMMEDIATE ENTRY AVAILABLE**
- **WILL QUALIFY FOR RATES RELIEF**

VIEWING & FURTHER INFORMATION:

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LOCATION

The royal burgh and town of Wick is located within the County of Caithness in the far north of the Scottish Highlands. The town is approximately 103 miles north of Inverness, the main administrative centre for the Highlands, and 20 miles south east of Thurso, via the A9 trunk road. The town has a railway station on the far north railway line linking Wick with the south of Scotland and regular bus services are available.

The subjects occupy a prominent position on the east end of the main High Street close to the pedestrianised area. Surrounding occupiers include Boots Pharmacy, McAllans, Highland Hospice, Ladbrokes, Semi-Chem, TSB Bank and Harrold Bros Butchers.

DESCRIPTION

The subjects comprise a ground floor retail unit set within a larger 2-storey building of steel frame and concrete infill under a flat roof. The unit benefits from glazed frontage and double glazed entrance doors at street level.

Internally the unit provides an open plan ground floor sales area with a suspended ceiling incorporating a mix of recessed fluorescent light boxes and spotlights as well as electric air conditioning cassettes.

FLOOR AREA

The property extends to an approximate floor area of 136 m² (1,463 ft²). We calculate the ITZA at 983 ft².

PLANNING

The property has the benefit of a Class 1 (Shops) Consent in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997. Other uses will also be suitable subject to local authority approval. Please contact the agents to discuss any proposals.

RATES

The property is currently listed in the Valuation Roll as: Shop – NAV/RV: £11,250. The business rate poundage for 2016/2017 is 48.4 pence for every £1 of rateable value for properties with an RV less than £35,000. The property currently qualifies for 50% rates relief and as of 1 April 2017 will qualify for 100% rates relief within the terms of the Small Business Bonus Scheme.

EPC

Details are available on request.

LEASE TERMS

A rental of £12,000 per annum plus VAT is sought on the basis of a new Full Repairing & Insuring Lease on terms to be agreed. Immediate entry is available.

COST

Each party will bear their own legal costs. In the normal manner the incoming tenant/purchaser will be liable for any LBTT, Registration Dues and VAT thereon.



VIEWING

For further information or viewing arrangements please contact the sole agents:

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