



## WORKSHOP/STUDIO/OFFICE

DETACHED TRADITIONAL BUILDING | GROSS INTERNAL AREA EXTENDS CIRCA 1,109 FT<sup>2</sup>

QUALIFIES FOR 100% RATES RELIEF | ON NORTH COAST 500 ROUTE | CATEGORY "B" LISTED BUILDING

**OFFERS OVER £75,000**

# FOR SALE

**QUATRE BRAS, LYBSTER, KW3 6BW**

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**LOCATION**

The subjects are prominently located just off the main A99 road at Quatre Bras in Lybster (population circa 1,300). Lybster is a small coastal village with a harbour and lighthouse, once a busy herring port, located approximately 13 miles south of Wick. A number of hotels and B&Bs, a primary school, a convenience store as well as a football ground and a small 9-hole golf course are located within the village.

Wick, as the county town of Caithness, is the second largest settlement in the County after Thurso and has historically been the areas administrative centre. Wick is served by a wide range of transportation modes from both the south and north. The port occupies a strategic location on the east coast of Scotland around the North Sea.

Lybster is situated on the famous North Coast 500 route, known for its stunning coastal scenery, white sandy beaches, rugged mountains, remote fishing villages, hidden gems, and a wealth of unforgettable experiences. The North Coast 500 is deemed one of the world’s most beautiful road trips.

**DESCRIPTION**

The subjects comprise a single-storey and attic detached building constructed mid 19<sup>th</sup> century. The building walls are of solid stone construction set under a pitched roof clad with slates incorporating a number of skylights. The west elevation incorporates 2 pedestrian access doors. There is also a former garage opening which now provides further pedestrian access via double doors with sidelights. The north gable of the building has prominence to the main A99 road.

The subjects have been configured to provide an open plan workshop/studio, office space and a disabled toilet. In addition, the attic floor provides storage space.

Internally, the open plan workshop/studio has a solid slate floor and walls are of a mix of painted masonry and plasterboard finishes. The office accommodation has plasterboard walls and ceilings. Artificial lighting is provided by a mix of strip fitments and spotlights. A number of timber sash and case windows provide natural daylight into the building. Heating is provided via wall mounted radiators fed from an external oil-fired boiler and oil tank located at the north gable of the building.

**FLOOR AREAS**

The property extends to the undernoted approximate floor area:-

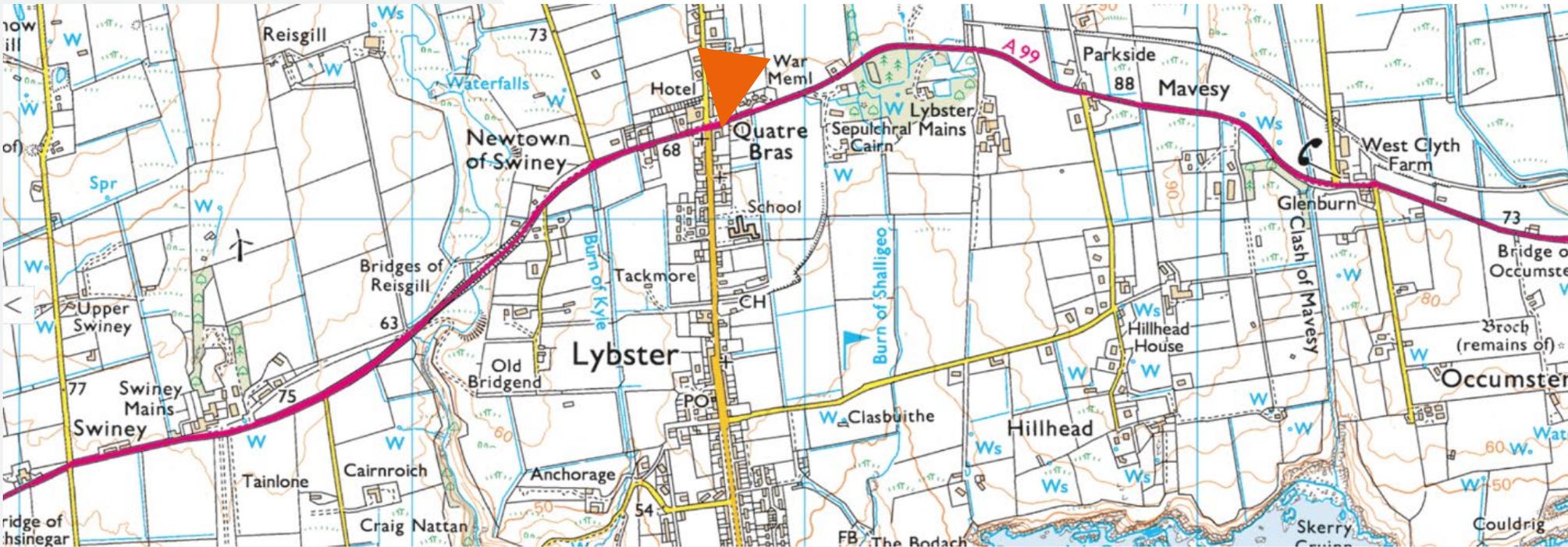
ACCOMMODATION	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	103.07	1,109
<b>Total:</b>	<b>103.07</b>	<b>1,109</b>

**PLANNING**

The property was previously operated by Northlands Creative as a contemporary glass workshop/studio. The building also provides office accommodation.

The subjects may be suitable for a range of other uses subject to securing the relevant planning permission in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Please discuss any proposals with the marketing agent.

We understand the property is Category "B" Listed.



**RATEABLE VALUE**

WORKSHOP, ETC - NAV/RV: £2,250

The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

**EPC**

Details are available on request.

**TENURE**

Heritable Interest (Scottish equivalent of English Freehold).

**SALE PRICE**

We are seeking unconditional offers from parties interested in acquiring our client's heritable interest with the benefit of vacant possession.

Offers over £75,000 exclusive of VAT are sought.

**ENTRY**

Immediate entry is available on conclusion of Missives.

**LEGAL COSTS**

Each Party will be responsible for their own legal costs incurred in connection with any transaction.

In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.

**ANTI-MONEY LAUNDERING**

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds used to acquire the subjects.











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

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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