



RETAIL

- > GROUND & FIRST FLOOR RETAIL UNIT
- > LARGE GLAZED DOUBLE FRONTAGE
- > EXTENDS TO 112 M² (1,198 FT²)
- > QUALIFIES FOR 100% RATES RELIEF
- > IMMEDIATE ENTRY AVAILABLE
- > OFFERS OVER £65,000 INVITED

FOR SALE

13 ROTTERDAM STREET, THURSO, KW14 8AA

CONTACT:

Chris Brown: chris.brown@shepherd.co.uk | **Linda Cameron:** linda.cameron@shepherd.co.uk | **Neil Calder:** n.calder@shepherd.co.uk
Tel: 01463 712239



LOCATION

Thurso is the most northerly town on the British mainland at the north extreme of the main A9 trunk road, the main road linking Caithness with the south of the country. The town is the principal centre serving west and central Caithness. Thurso is some 20 miles west of John O'Groats and 21 miles northwest of Wick. The city of Inverness the Capital and main administrative centre for the Highlands is some 110 miles to the south.

Thurso has a railway station as part of the far north line and regular bus services serve the town.

The property occupies a prominent position on the northmost side of Rotterdam Street at its southern end close to Orlig Street which forms part of the main A9 road. Rotterdam Street links directly to the main High Street at its northern end. Surrounding occupiers include a mix of national and local operators including Jamieson's Bakery, Semi-Chem, M&Co, Aurora Orkney Jewellery Ltd and Allan's of Gillock Ltd.

DESCRIPTION

The premises provide a retail unit arranged over the ground and first floors of a 2-storey end of terrace traditional stone building under a pitched and slated roof. The shop has the benefit of a large double frontage on to Rotterdam Street with a recessed centrally set part glazed pedestrian entrance door with a security shutter.

The property has formerly traded as a florist shop with the accommodation currently providing a main ground floor open plan retail sales area with office set to the side and store/utility area to the rear. The first floor comprises further storage/studio space plus a staff toilet.

FLOOR AREA

The internal floor area extends to approximately 112 m² (1,198 ft²).

BUSINESS RATES

Rateable Value: £9,000. The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

EPC

The property has a current EPC Rating of "G". The EPC Certificate and Recommendations Report are available on request.

PLANNING

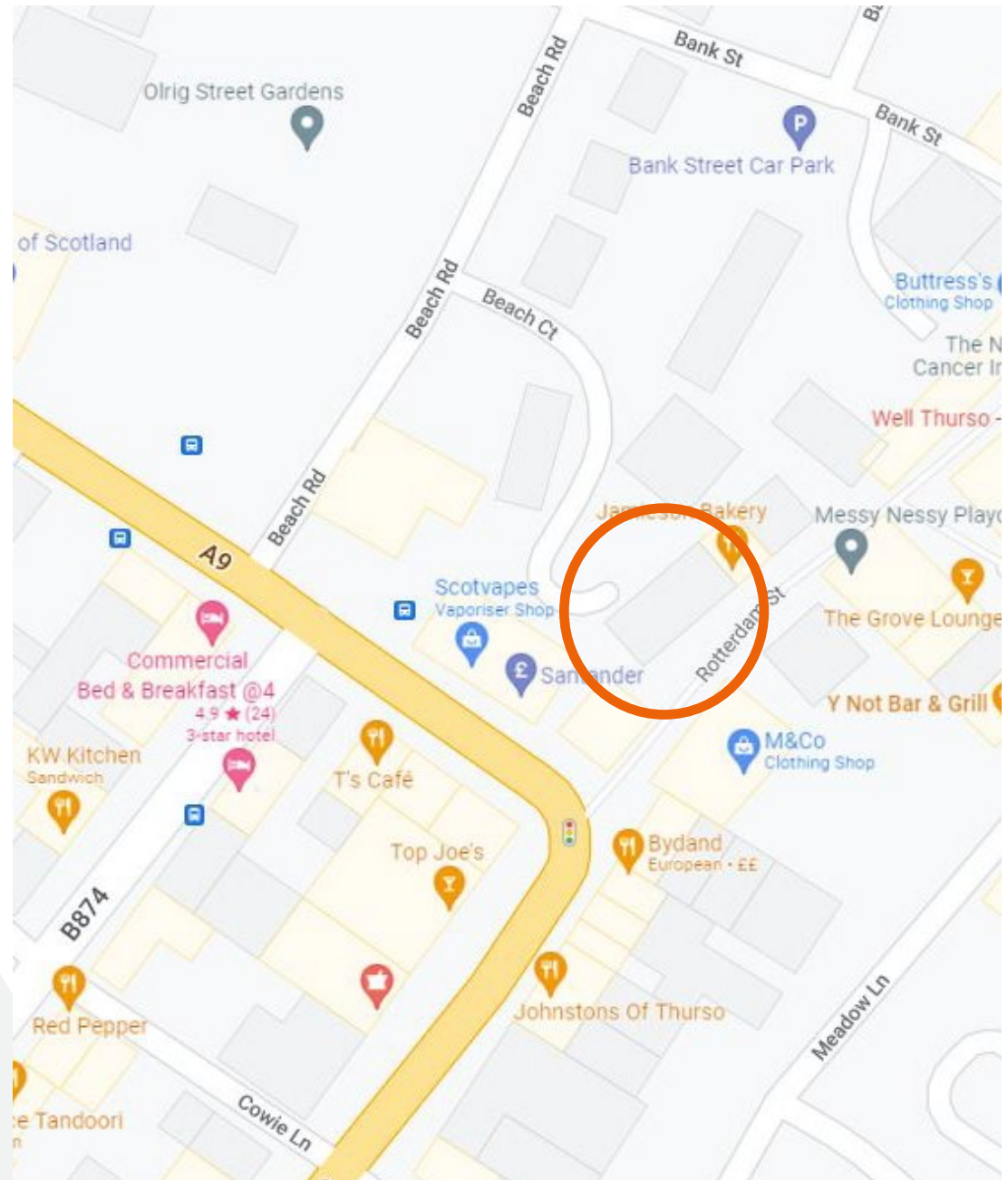
The property benefits from Class 1 (Shops) consent, however, it could lend itself to other uses, subject to securing the relevant planning consent.

SALE PRICE

The property is available "For Sale" with the benefit of our client's heritable interest with vacant possession. **Offers over £65,000, exclusive of VAT are sought.**

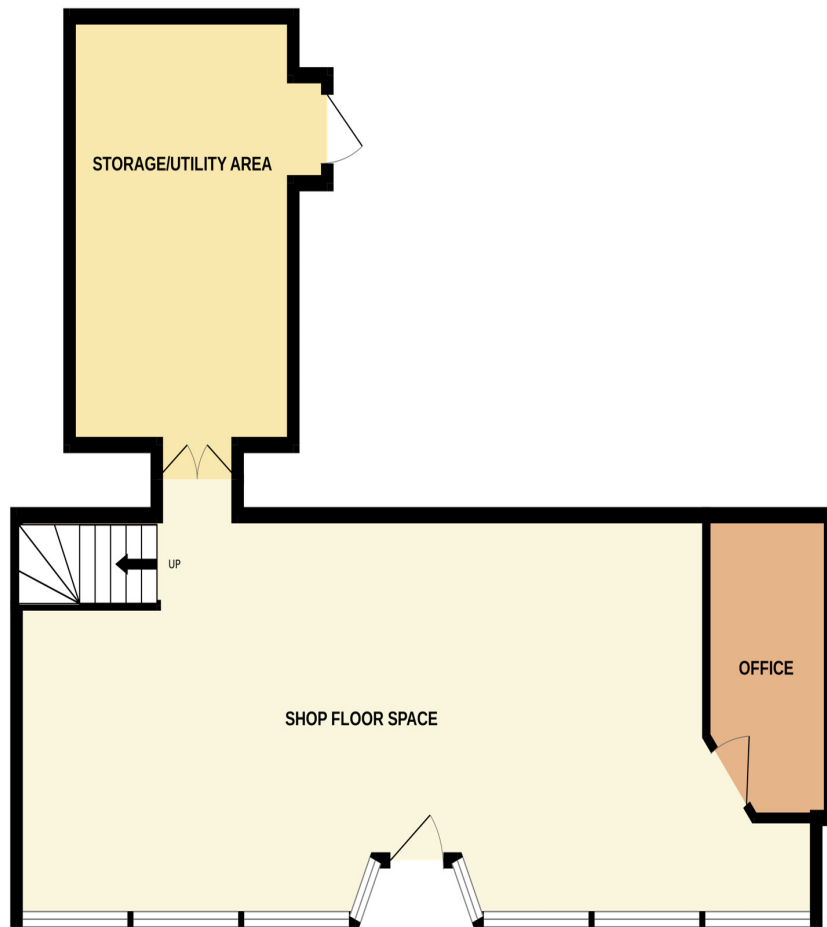
LEGAL COSTS & VAT

In the normal manner, the purchaser will be responsible for their own legal costs, LBTT, Registration Dues and VAT thereon. All figures are quoted exclusive of VAT.

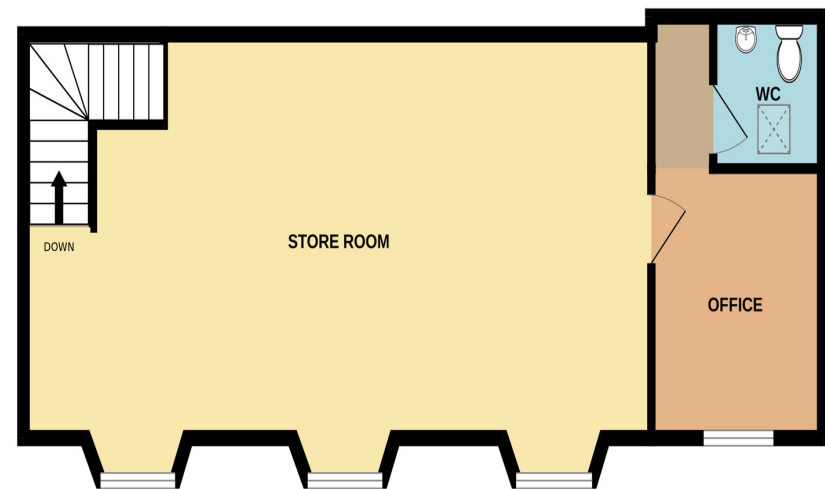


INDICATIVE FLOOR LAYOUT PLANS

GROUND FLOOR



1ST FLOOR







For further information or viewing arrangements please contact the agents:

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

Contact: Chris Brown: chris.brown@shepherd.co.uk | Linda Cameron: linda.cameron@shepherd.co.uk | Neil Calder: n.calder@shepherd.co.uk | Tel: 01463 712239

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