



FOR SALE

WORKSHOP / STUDIO / OFFICE

Detached traditional building

Category "B" Listed building

Extends to: 103 m² (1,109 ft²)

Qualifies for 100% rates relief

May suit various uses, STP

On NC500 Coastal Route

Offers Over: £47,500 invited
(Capital Rate less than £45 per sq ft)

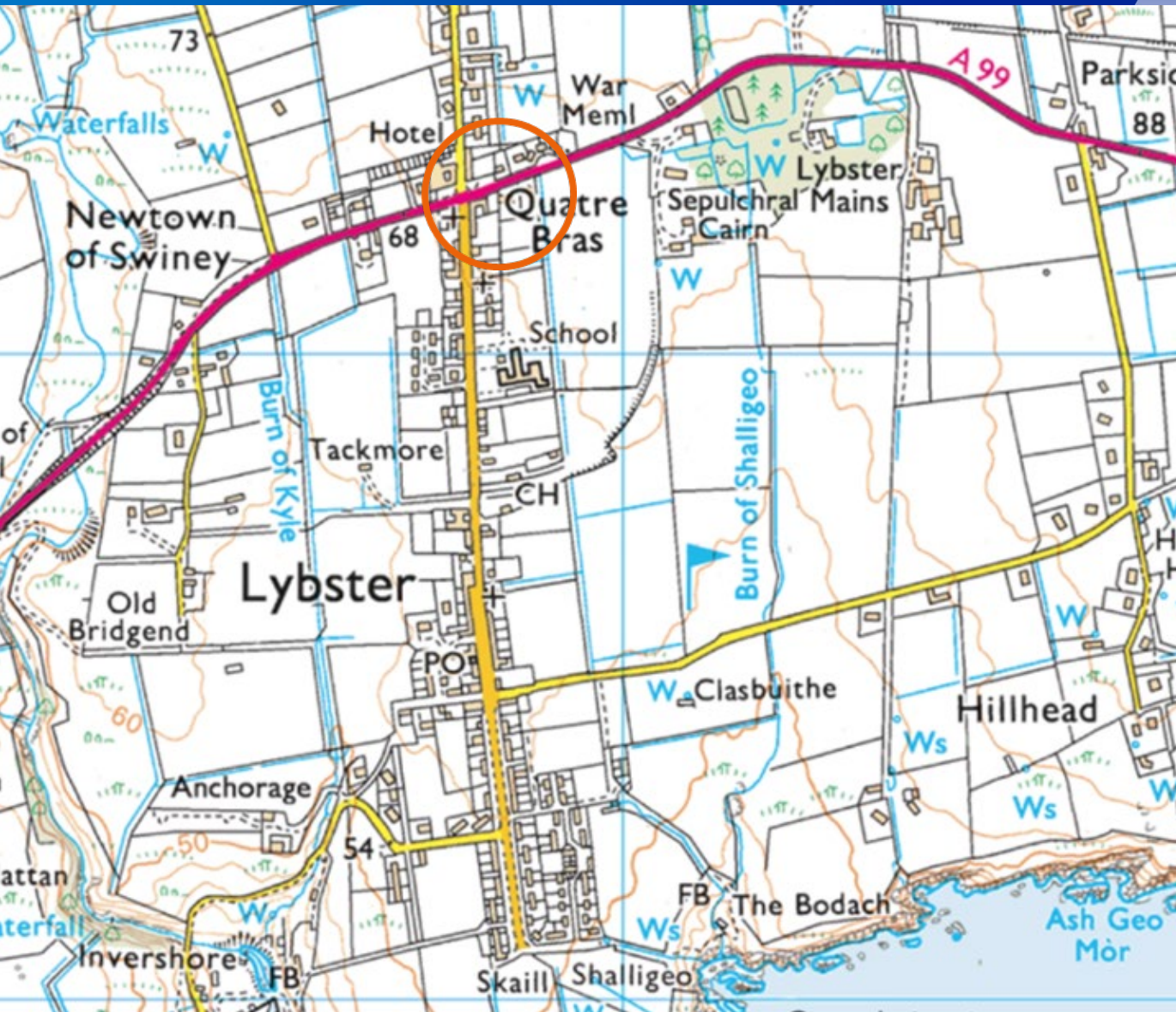


WHAT 3 WORDS

QUATRE BRAS, LYBSTER, KW3 6BW

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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 Highland and serves as the main business and administration centre for the area. The town is located approximately 103 miles north of the city of Inverness, the main administrative centre for the Highlands, and 20 miles southeast of Thurso, via the A9 trunk road.

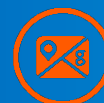
Wick is served by a wide range of transport modes including a railway station on the far north railway line linking south to Inverness and Thurso to the northwest. The town has a regular bus timetable and Wick John O'Groats Airport is located approx. 1 mile to the north with regular flights operating to Aberdeen. The port occupies a strategic location on the east coast of Scotland around the North Sea.

The subject property is prominently located just off the main A99 road at Quatre Bras in Lybster set within a primarily residential area, Lybster is located approximately 13 miles south of Wick.

Lybster was once an important busy herring fishing port. A small number of crab fishing boats still operate from Lybster Harbour today. The Waterlines heritage museum located on the Harbour provides information on the history and geology of Lybster. There is a 9-hole golf course that is open to visitors.

Lybster sits on the famous North Coast 500 route which is deemed one of the world's most beautiful road trips. It is known for its stunning coastal scenery with white sandy beaches, rugged mountains, remote fishing villages, hidden gems, and a wealth of unforgettable experiences. It also lies at the end of the tenth stage of the John o' Groats Trail, a long-distance walking trail from Inverness to John o' Groats.

Studio, Workshop and Office
Quatre Bras, Lybster



FIND ON GOOGLE MAPS



Description

The subjects comprise a single-storey and attic detached building constructed mid 19th 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 fittings 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.

Accommodation	m ²	ft ²
Ground Floor		
Studio/Workshop, Office and Toilet.	103.07	1,109
Total Floor Area:	103.07	1,109

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).









Services

Mains water and electricity. Drainage to the public sewer.
External oil tank and oil boiler.

Rateable Value

WORKSHOP, ETC. NAV/RV: £2,250 (Qualifies for 100% rates relief).

Energy Performance Certificate

The EPC documentation can be made available on request.

Tenure

Heritable Interest (Scottish equivalent of English Freehold).

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

Sale Terms

We are seeking unconditional offers from parties interested in acquiring our client's heritable interest with the benefit of vacant possession. **Offers over £47,500, exclusive of VAT** are sought.

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.



Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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