



FOR SALE

**STUDIO / WORKSHOPS
STORES / CAFE**

Attractive stone buildings with
modern timber extension

Extends to: 470 m² (5,061 ft²)

Extensively refurbished

Qualifies for 100% rates relief

Development potential - may suit
various uses, STP

On NC500 coastal route

Offers Over: £200,000 invited
(Capital Rate less than £40 per sq ft)

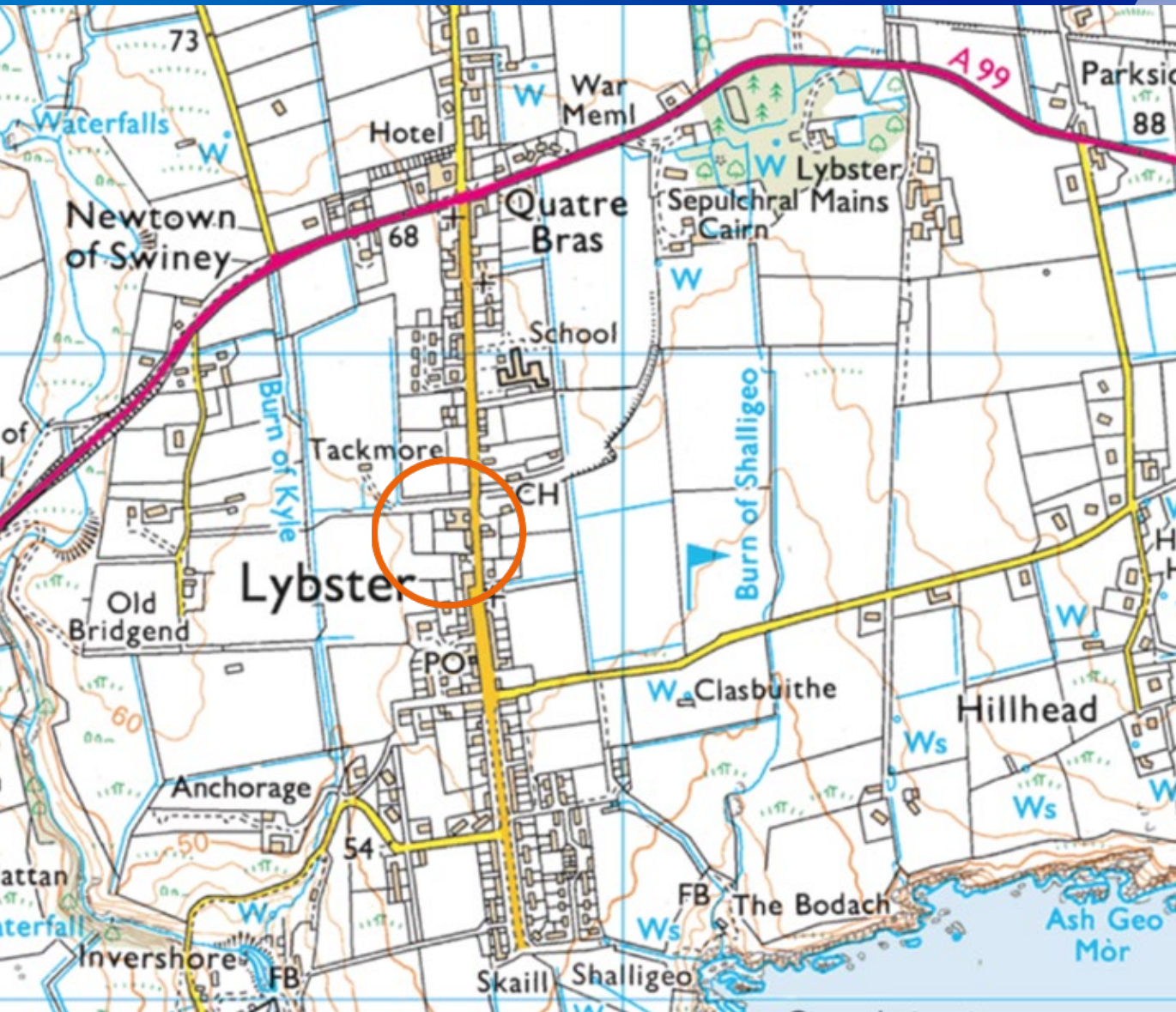


WHAT 3 WORDS

ALASTAIR PILKINGTON STUDIO. MAIN STREET, LYBSTER, KW3 6BJ

CONTACT: Linda Cameron: linda.cameron@shepherd.co.uk | Neil Calder: n.calder@shepherd.co.uk
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Location

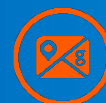
The royal burgh and town of Wick is located within the County of Caithness in the far north of the Scottish Highland and serves as the main business and administration centre for the area. The town is located approximately 103 miles north of the city of Inverness, the main administrative centre for the 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 located on Main Street in Lybster primarily set within a residential area, just off the main A99 road 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.





Description

The property comprises a complex of traditional buildings of stone wall construction set under pitched timber framed roofs clad with slates. The building incorporates a modern timber frame extension of external timber clad walls and a profile metal sheet clad roof with a number of Velux roof-lights. The original buildings are thought to have been constructed circa 1900 and were extensively refurbished and extended circa 2012/2013. The subjects have been configured to provide studio space, a number of workshops and stores, office accommodation, a café with a prep kitchen off plus toilet facilities.

Internally, the subjects have solid flooring throughout, with walls and ceilings being a mix of fair faced and painted plaster finishes. Artificial lighting is provided by a mix of fluorescent baton, high bay lamps and pendant units. Natural day light is provided by a mix of timber and uPVC framed double glazed units along with Velux windows.

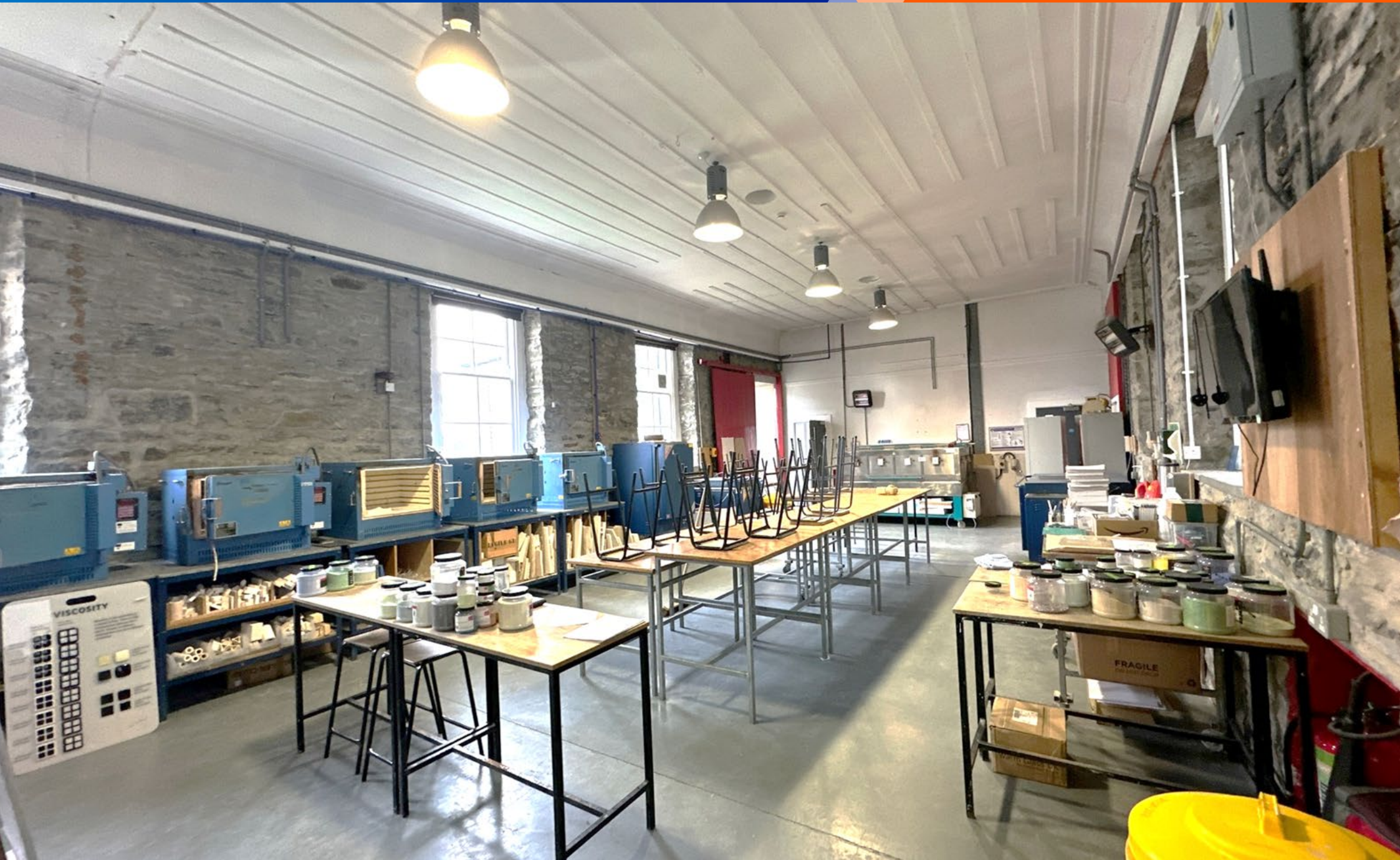
The property is partially heated with a wet central heating system and there are also wall mounted electric panel units. The subjects have been configured to provide the undernoted accommodation over ground floor level:-

Accommodation	m ²	ft ²
Ground Floor		
Studio, Workshops, Stores, Office, Café Area with Kitchen plus Toilet Facilities	470.20	5,061
Total Floor Area:	470.20	5,061

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.

Rateable Value

Alastair Pilkington Studio - £8,750 (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 production facility. We understand this falls within Sui Generis of the Use Classes Order. The property may suit a range of uses, subject to securing the appropriate planning consent.

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 £200,000, exclusive of VAT.** The VAT position to be confirmed. Fixtures and fittings are specifically excluded from the sale price.

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.



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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