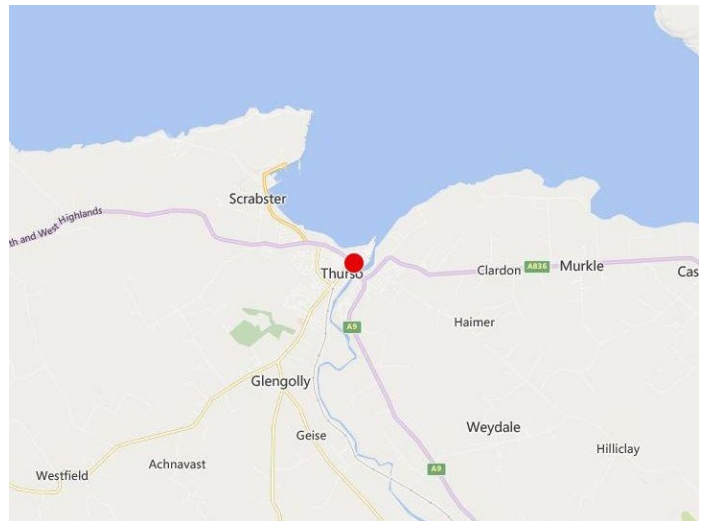




## 12-14 Traill Street, Thurso, KW14 8EJ

- Prime position within Thurso town centre
- Asking Price: £200,000 net of VAT
- Total Floor Area: 269.20 sq.m / 2,896 sq.ft
- Large private parking area to the rear
- Potential residential conversion of the first floor subject to securing all necessary consents and permissions.
- Passing Rental: £25,000
- Date of Expiry: 25th December 2024

The subjects comprise of a traditional, two-storey and attic, end-terraced building.



## LOCATION

The investment opportunity is located on the thoroughfare through Thurso town centre, which links onto the A9, which is the principal trunk road connecting Thurso south towards Inverness. Surrounding occupiers include a mixture of commercial and residential buildings of both local and national nature.

Thurso is located within Caithness in the far North of Scotland, approximately 100 miles north of Inverness, at the northern extent of the A9 trunk road. With a population of circa 8,000, Thurso is the principal market town and administrative centre for Caithness and benefits from local primary and secondary education provision. In addition to good rail links to the south, the nearby Scrabster Ferry Terminal is home to the North Link Ferry Service to the Orkney Islands.

## SIZE

Floor	Sq.m	Sq.ft
Ground	215.33	2,317
First	53.87	579
Total	269.2	2,896

## PRICE

Offers in excess of £200,000 are sought.

## TENURE

The vendor is selling the heritable title (Scottish equivalent to English freehold).

## VAT

The purchase price quoted is exclusive of VAT.

## TENANCY

The subjects are currently let to TSB, with a recently regeared rental of £25,000 per annum. The lease is due to expire on the 25th December 2024. The tenant may terminate the lease on 12 month's notice which may be served at any time, provided that notice shall not expire before 24th December 2024

## LEGAL COSTS

Each party will be responsible for their own legals costs incurred in connection with this transaction. For the avoidance of doubt, the purchaser will be responsible for LBTT, Registration Dues and VAT payable thereon.

## RATEABLE VALUE

The subjects have two entries in the Valuation Roll:

12 Traill Street - £16,000

14 Traill Street - £3,000

## ENERGY PERFORMANCE CERTIFICATE

On application.

## To arrange a viewing please contact:



**John Macbean**

Partner

John.Macbean@g-s.co.uk

07780 958673



**Kenny McKenzie**

Associate

Kenny.Mckenzie@g-s.co.uk

07788 723968

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2023