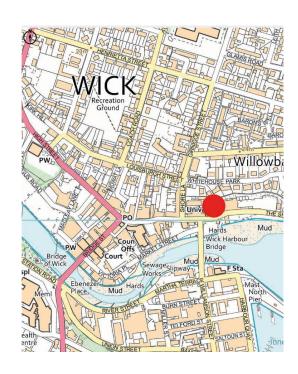




2, The Shore, Wick, KW1 4LU

- Riverfront location
- Close to town centre
- Guide Price: on application
- Lease expiry on 27th September 2024
- Passing rent of £39,000



LOCATION

The Subject property is located on the Shore and has a clear view of River Wick and is only a short distance from the town centre. Surrounding properties comprise of other restaurants/pubs however it is primarily residential accommodation.

Wick is located in the far north of Scotland, approximately 95 miles north of Inverness. The town is served by the A9 trunk road, regional airport and the far north railway line.

DESCRIPTION

Located on the north side of The Shore within the Harbour area of Wick close to the town centre. This area is linked closely to the town centre by two key bridges across Wick River. The subjects comprise a 2 storey detached commercial unit which is currently used as a restaurant.

ACCOMMODATION

The property has an NIA of 4,321 sq.ft.

Measured area provided by client.

SALE PRICE

On application

VAT

Applicable on all aspects in relation to the subject property.

RATEABLE VALUE

£13,750

Any ingoing tenant can benefit from 100% business rates relief under the Small Business Bonus Scheme. Further information available on the Highland Council website.

LEGAL COSTS

Each party shall pay their legal costs.

Should LBTT or Registration Dues be applicable, the purchaser will be liable

ENTRY

By agreement

ENERGY PERFORMANCE CERTIFICATE

On Application.

To arrange a viewing please contact:



Kenny McKenzie Senior Surveyor Kenny.McKenzie@g-s.co.uk 01463 701887



Martin Sutherland
Licensed Trade and Business Agent
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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

- 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.
- 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.
- 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/
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- 6. Date of Publication: August 2022