



## 1 The Shore, Wick, KW1 4LU

- Modern Office Accommodation
- Well located within Wick Town Centre
- Net Internal Area (NIA): 226.47 sq.m / 2,438 sq.ft

## LOCATION

The building is located in the centre of Wick, on The Shore, close to the High Street. Surrounding occupiers are comprised of primarily residential properties along with a number of restaurants.

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

The property comprises an end-of-terrace, three-storey office block of traditional stone construction. The property benefits from a full-height glazed feature entrance, which offers ample natural lighting and unique views of Wick Harbour.

Internally, the property benefits from open-plan office space, W/C facilities, Kitchen and two cellular meeting rooms.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Floor Area:

Area	Size (SQ.M)	Size (SQ.FT)
Ground	61.22	659
First	74.87	806
Second	90.38	973
<b>Total</b>	<b>226.47</b>	<b>2,438</b>



## RATEABLE VALUE

The property is entered into the current valuation roll with a rateable value of £14,500.

## LEGAL COSTS

Each party will be responsible for their own legal costs. Should LBTT or registration dues be applicable, the purchaser will be liable.

## VAT

All figures quoted are net of VAT.

## EPC

To be reassessed.

## PRICE

On Application.

## To arrange a viewing please contact:



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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

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.
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6. Date of Publication: October 2023