

## CAFÉ / RESTAURANT /HOT FOOD TAKEAWAY

- > GROUND FLOOR UNIT
- > PRIME HIGH STREET LOCATION
- > FLOOR AREA: 112.17 M<sup>2</sup> (1,207 FT<sup>2</sup>)
- > **CLASS 3 (FOOD & DRINK) USE IN PLACE**
- > FIXED PRICE: £57,500
- > RENT: £10,000 PER ANNUM
- > QUALIFIES FOR 100% RATES RELIEF
- > IMMEDIATE ENTRY AVAILABLE
- > VAT FREE

# REDUCED PRICE

# FOR SALE / MAY LET

**FORMER TSB**  
**74 HIGH STREET, WICK, KW1 4NE**

**CONTACT:** Linda Cameron: [linda.cameron@shepherd.co.uk](mailto:linda.cameron@shepherd.co.uk) | Neil Calder: [n.calder@shepherd.co.uk](mailto:n.calder@shepherd.co.uk) | Tel: 01463 712239 | [www.shepherd.co.uk](http://www.shepherd.co.uk)





## LOCATION

The royal burgh and town of Wick is located within the County of Caithness in the far north of the Scottish Highlands. The town is approximately 103 miles north of Inverness, the main administrative centre for the Highlands, and 20 miles south east of Thurso, via the A9 trunk road. The town has a railway station on the far north railway line linking Wick with the south of Scotland and regular bus services are available.

The building is located in a prime position on the main High Street right on its junction with Bridge Street which forms part of the main A99 road. Nearby occupiers include Boots, Ladbroke's, Semi-Chem and McAllans Clothing. The Highland Council's HQ for Caithness is located adjacent as is Market Square where JD Wetherspoon have a licensed premises.

## DESCRIPTION

The property comprises a ground floor former TSB branch set within a 2-storey building of traditional construction. The property is accessed via a doorway to the far left side of the building.

Internally the ground floor of the property is designed and fitted out to the former bank specification as an open plan sales area with staff welfare facilities to the rear.

## ACCOMMODATION

The approximate floor areas extends to 112.17 M<sup>2</sup> (1,207 FT<sup>2</sup>)

## EPC

EPC Rating: "E". The Certificate and Recommendations Report are available on request.

## PLANNING

The unit currently benefits from **Class 3 (Food and Drink)** Planning Use. Other uses may be permissible. Please contact the marketing agents to discuss any proposals.

## RATEABLE VALUE

The property has a NAV/RV of: £11,500.

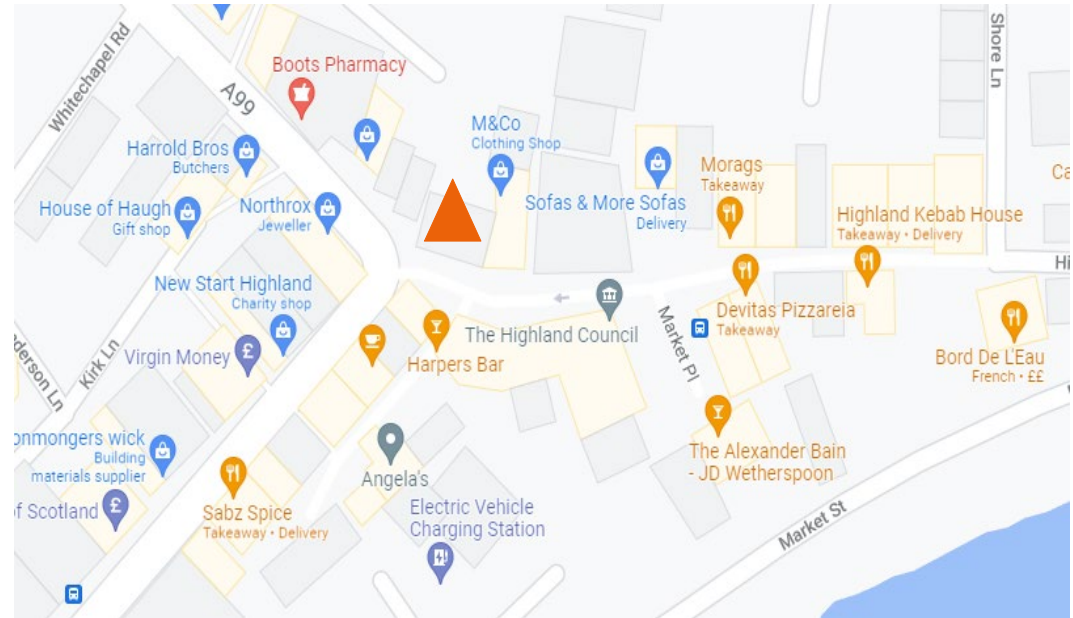
## SALE PRICE

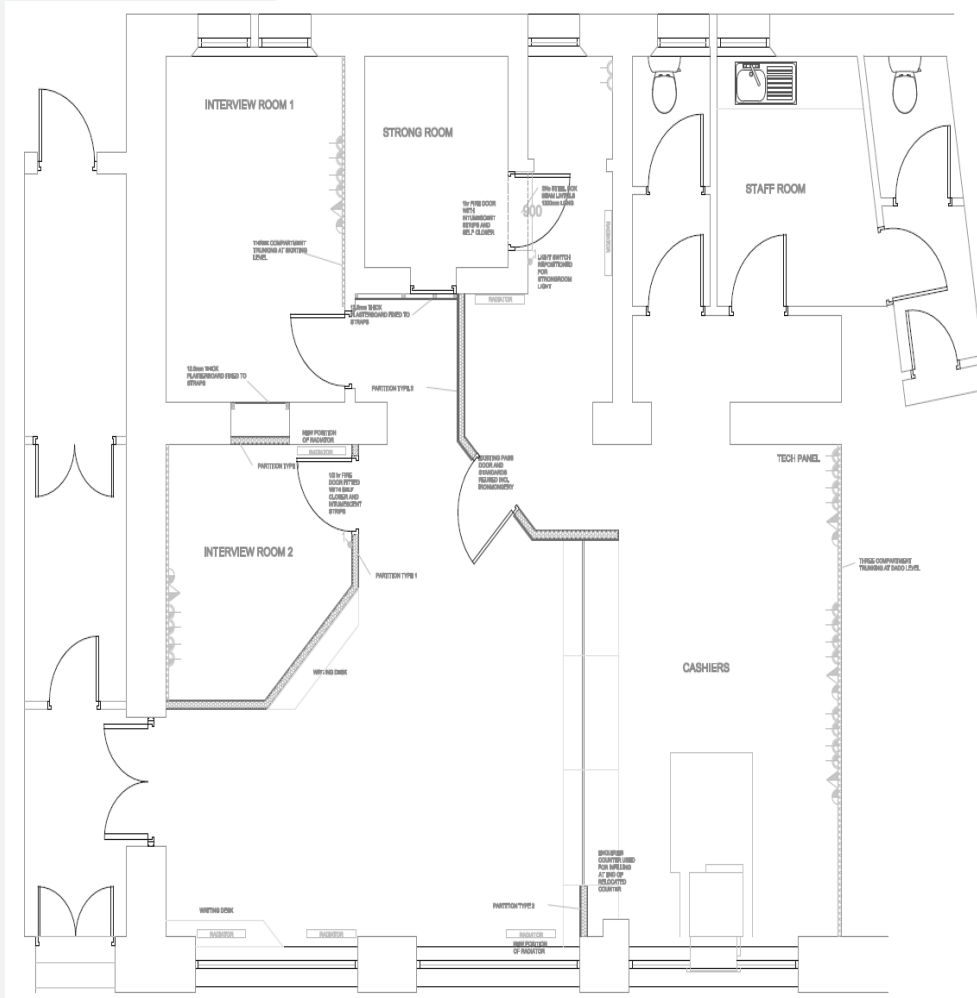
The property is "For Sale" at a fixed price of £57,500, exclusive of VAT sought.

Alternatively, our client may consider a lease over the property on Full Repairing and Insuring lease terms for a period to be agreed. A rental of £10,000 per annum, exclusive of VAT is sought.

## LEGAL COSTS + VAT

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the tenant will be responsible for LBTT, Registration Dues and VAT thereon. VAT will not apply to any transaction.





**GROUND FLOOR PLAN**



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

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

**Contact:** Linda Cameron: [linda.cameron@shepherd.co.uk](mailto:linda.cameron@shepherd.co.uk) | Neil Calder: [n.calder@shepherd.co.uk](mailto:n.calder@shepherd.co.uk) | Tel: 01463 712239

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