



## WORKSHOP/STUDIO/RESI ACCOMMODATION

3NO. BUILDINGS SET IN CIRCA 1.02 ACRES | GROSS INTERNAL AREA EXTENDS CIRCA 7,345 FT<sup>2</sup>

RECENTLY REFURBISHED | NORTH COAST 500 | DEVELOPMENT POTENTIAL, STP

**OFFERS OVER £500,000 (VAT TBC)**

# FOR SALE

**ALASTAIR PILKINGTON STUDIO, OLD SCHOOL HOUSE & THE LODGE  
MAIN STREET, LYBSTER, KW3 6BJ**

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**LOCATION**

Wick, as the county town of Caithness, is the second largest settlement in the County after Thurso and has historically been the areas administrative centre. Wick is served by a wide range of transportation modes from both the south and north. The port occupies a strategic location on the east coast of Scotland around the North Sea.

The subjects are located on Main Street, Lybster, just off the A99 approximately 13 miles south of Wick. Lybster is a small village situated on the famous North Coast 500 route. Known for its stunning coastal scenery, white sandy beaches, rugged mountains, remote fishing villages, hidden gems, and a wealth of unforgettable experiences; the North Coast 500 is deemed one of the world’s most beautiful road trips.

**DESCRIPTION**

Alastair Pilkington Studio – Workshops/Café

The building was constructed circa 1900 and extensively refurbished and extended circa 2012/2013. The subjects have been configured to provide 4 workshops, office accommodation, toilets, café and prep kitchen.

Old School House – Accommodation

A two-storey former School House, again constructed circa 1900, converted into a 5-bedroom accommodation block with ancillary laundry quarters and lean to single storey extension.

The Lodge – Accommodation

The subjects comprise a modern single storey building of timber frame construction, built circa 2012. The space has been configured to provide; open planning living room/kitchenette, 3-double bedrooms, shower room and disabled wet room. There is a paddock to the rear.

**FLOOR AREAS**

The approximate Gross Internal Areas are as follows:-

Accommodation	m <sup>2</sup>	ft <sup>2</sup>
Alastair Pilkington Studio	470.20	5,061
Old School House	140.77	1,516
The Lodge	71.36	768
<b>Total:</b>	<b>682.33</b>	<b>7,345</b>



**SERVICES**

Mains water and electricity. Drainage to the public sewer.

**RATEABLE VALUE/COUNCIL TAX**

Alastair Pilkington Studio - £8,750 (may qualify for 100% rates relief)

Old School House - Band D

The Lodge - Band A

**EPC**

The Certificate(s) 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 with living accommodation. We understand this falls within Sui Generis of the Use Classes Order. The property would suit a range of alternative uses, subject to planning.

**SALE PRICE**

We are seeking unconditional offers from parties interested in acquiring our client's heritable interest with the benefit of vacant possession. Offers over **£500,000**. 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**

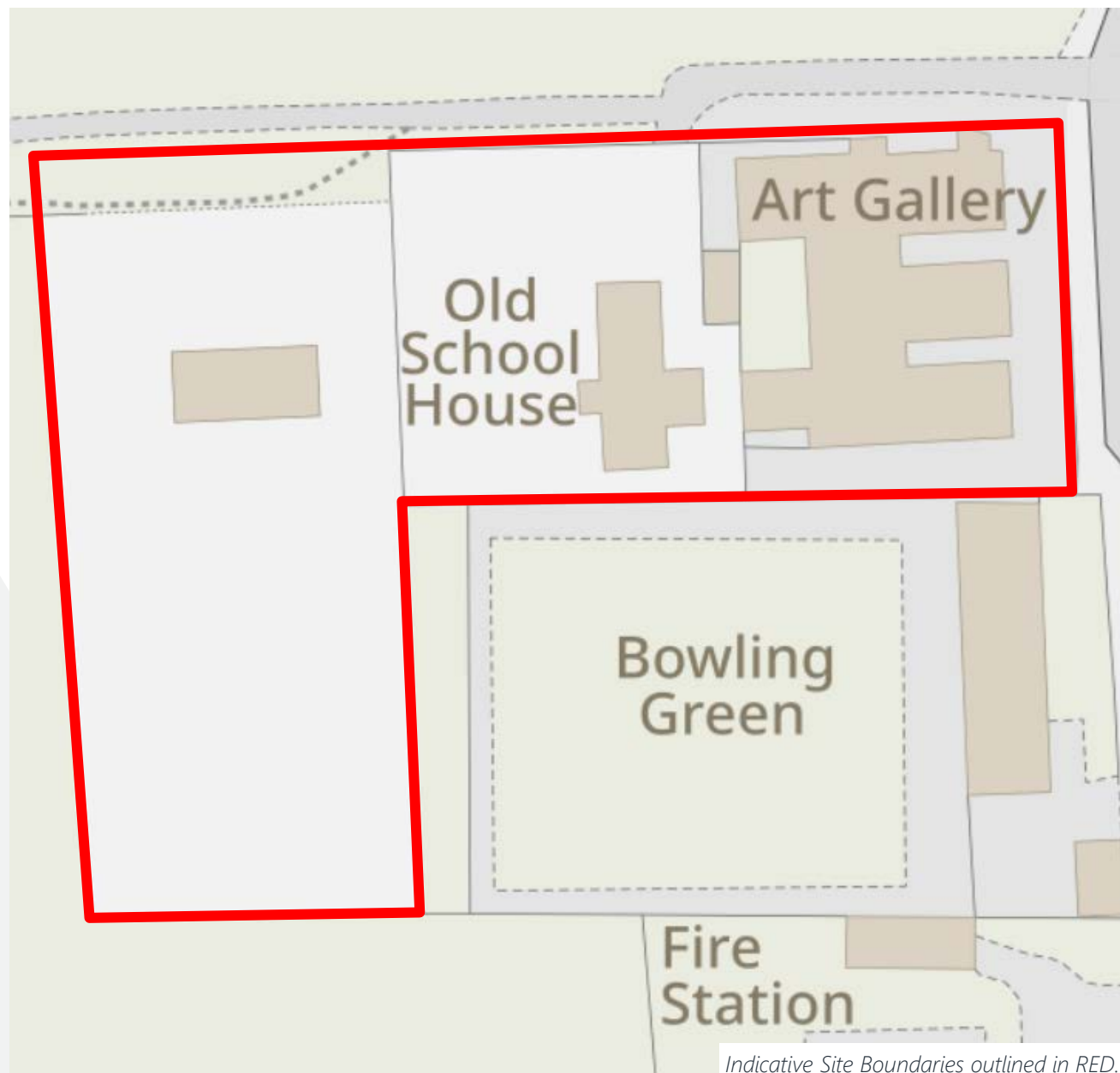
Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon.

**ANTI-MONEY LAUNDERING**

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds used to acquire the subjects.

**VIDEO TOUR**

[Click Here](#) for a Video Tour of the property.



*Indicative Site Boundaries outlined in RED.*





FORMER SCHOOLHOUSE, MAIN STREET, LYBSTER

















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

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

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