

TO LET / MAY SELL
RETAIL UNIT WITHIN WICK'S TOWN CENTRE



70 High Street,
Wick, KW1 4NE

- Net Internal Area: 116 sq. m / 1,248 sq. ft
- Rental / Price: On Application.
- Prominent Location with Excellent Frontage.
- Any ingoing tenant may benefit from 100% rates relief.

LOCATION

The High Street is one of the main commercial throughfare within the Centre of Wick, benefitting from high levels of passing vehicular and pedestrian traffic and excellent access to public transport and nearby parking facilities.

The High Street occupies a prominent position on the street, situated within a well-established parade surrounded by a mixture of national and local occupiers including Highland Hospice, McAllans and Boots.

DESCRIPTION

The property consists of a mid-terraced unit arranged over ground and first floor.

The ground floor provides a rectangular, open plan sales area with a double-glazed frontage and pedestrian access. The first floor offer additional ancillary accommodation, including staff facilities, office space and storage.

Walk through videos of the property are available on request from the marketing agents.



ACCOMMODATION

Measured on a Net Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

	SQ. M	SQ. FT
Ground Floor	60.84	654
First Floor	55.16	593
TOTAL	116	1,247

The reduced floor area (ITZA) extends to 67.72 sq. m / 728 sq. ft or thereby.

SERVICES

We understand the property is connected to main supplies for water and electricity

RATEABLE VALUE

The Rateable Value for the property is £7,000.

Eligible occupiers may benefit from up to 100% rates relief under the Small Business Bonus scheme. Further details regarding eligibility can be obtained from the local authority.

USE

The property was previously occupied as a betting shop (Sui Generis).

However, it may be suitable for a variety of alternative uses, subject to obtaining the necessary planning consent.

Interested parties should make their own enquiries with the local planning authority.

RENTAL / PRICE

On Application.

LEGAL COSTS

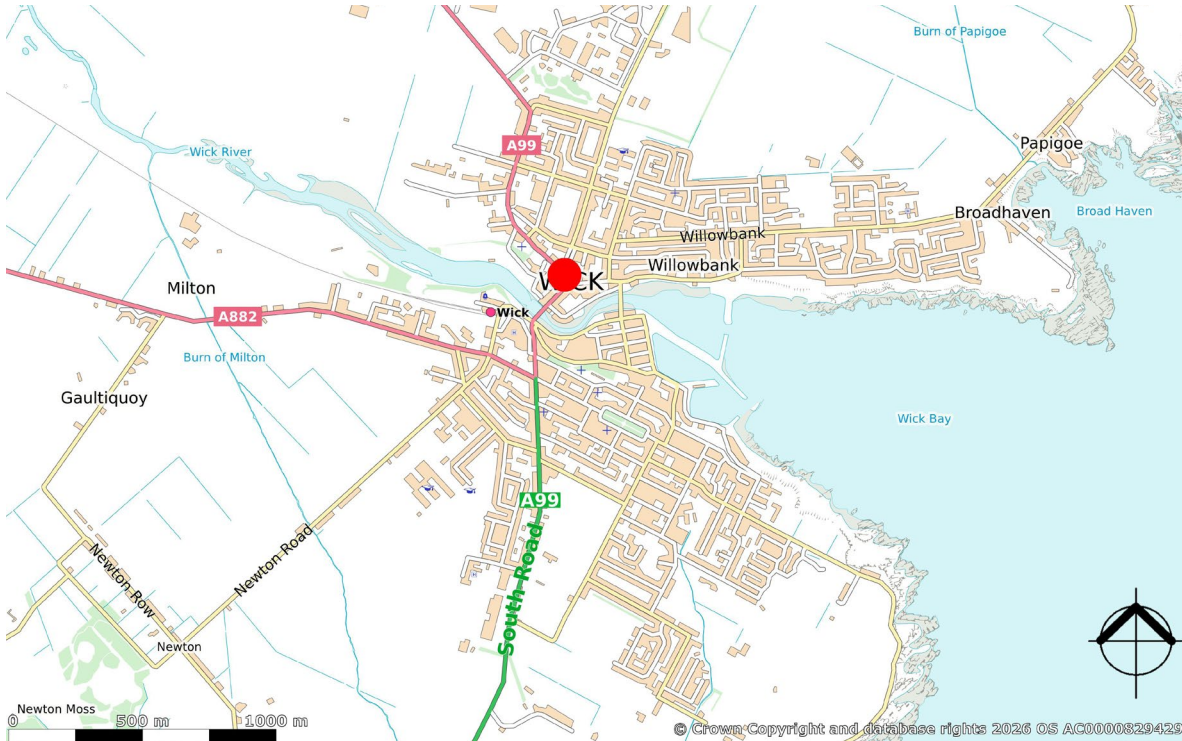
Each party will be responsible for their own legal costs. Should any LBTT or registration dues be applicable the Tenant will be liable.

VAT

Applicable.

EPC

On Application.



ENTRY

By mutual agreement.

VIEWING + OFFICE ADDRESS

Graham + Sibbald

Chartered Surveyors
 4 Ardross Street
 Inverness
 IV3 5NN

To arrange a viewing please contact:



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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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5. Date Published: July 2026

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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.