

FOR SALE
RETAIL WAREHOUSE / COMMERCIAL OPPORTUNITY



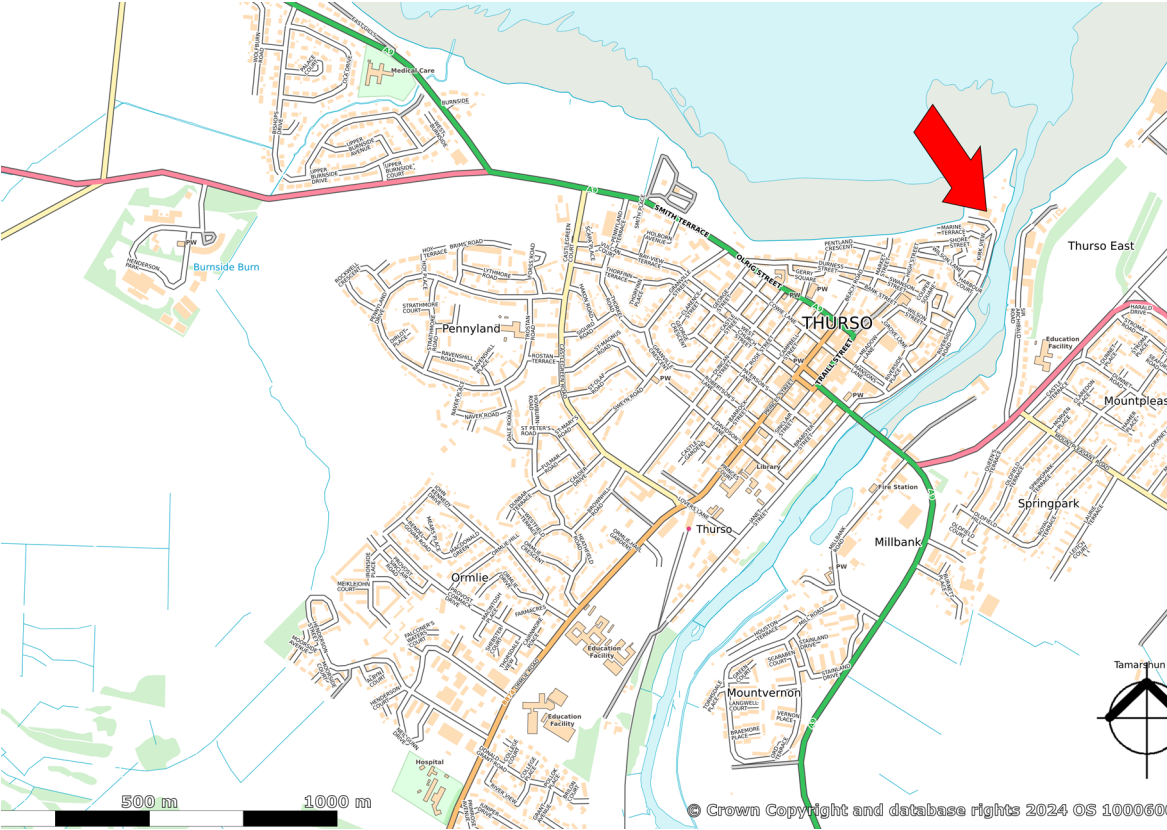
**Former Showroom with Additional Land,
The Harbour, Thurso, KW14 8DE**

- Total Gross Internal Area: 798.79 sq.m / 8,598 sq.ft
- Additional land extending to 0.12 acres
- Asking price: £185,000
- Rateable Value: £26,250

LOCATION

The town of Thurso is located within Caithness in the far north of Scotland approximately 110 miles north of Inverness at the northern extent of the A9 trunk road. With a population of circa 8,000, it is the principal market town and administrative centre for Caithness along with nearby Wick (situated approximately 20 miles south east). The former nuclear power station Dounreay, is located to the west of Thurso and is an important local employer. This is currently been decommissioned. All main amenities and facilities are available nearby to the subjects.

The property is located within the harbour area of the town which is positioned on the western bank of the River Thurso at the northern end of Riverside Road. Thurso town centre is approximately 400m south west of the subjects. Surrounding properties comprise a mix of Residential and Commercial type uses as well as a public car park and toilet block to the north of the property.



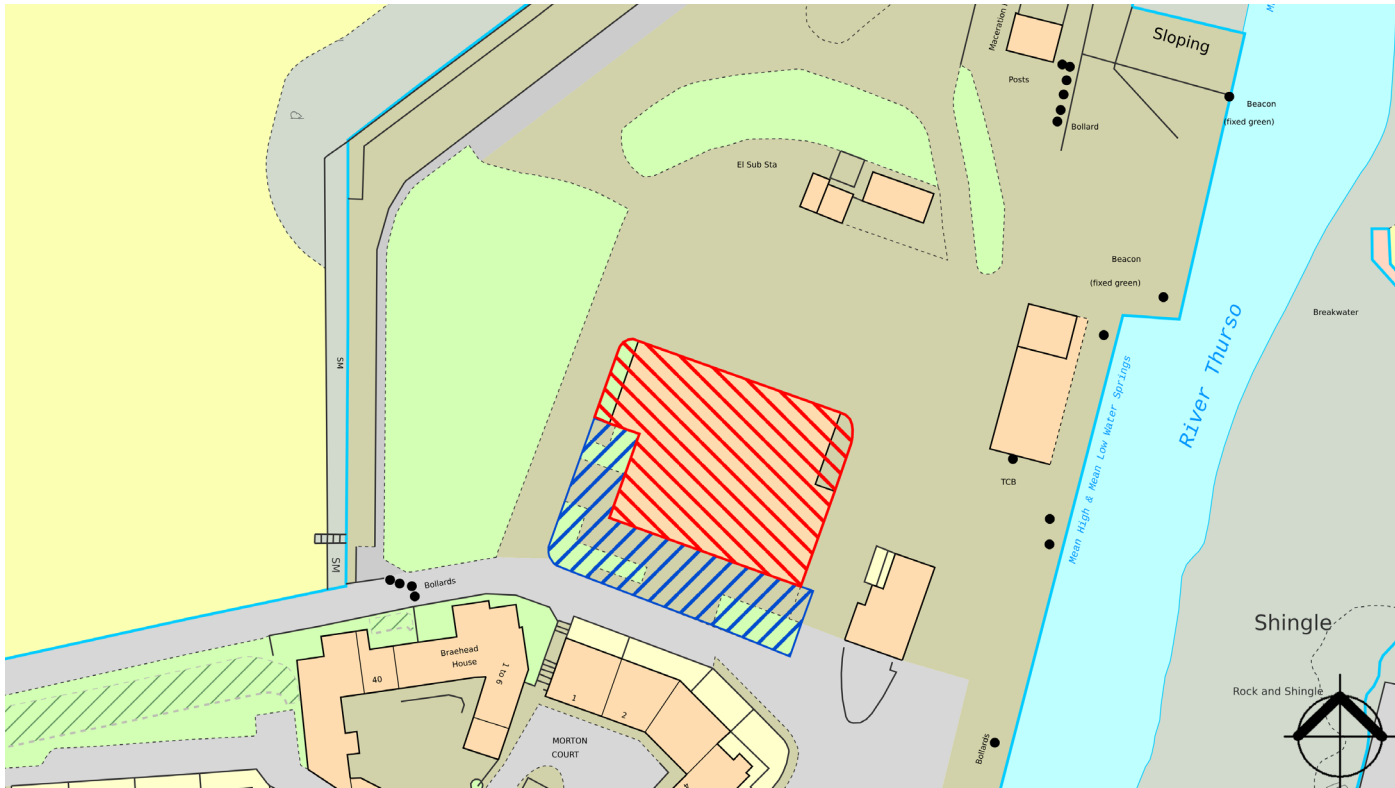
DESCRIPTION

The subjects comprise a detached three bay single storey retail warehouse/storage building which includes ancillary office accommodation. Included with the purchase would be the additional area of land situated immediately against the south and west elevation off the building.

ACCOMMODATION

Area	Description	Sq.m.	Sq.ft
North Bay	Reasonably good quality retail warehouse accommodation.	363.40	3,912
Central Bay	Basic quality retail warehouse accommodation.	168.53	1,814
South Bay	Severely dilapidated storage accommodation	266.86	2,872
Total		798.79	8,598





SERVICES

We understand that the property is connected to the main supply of water and electricity whilst drainage is to main public sewer.

RATEABLE VALUE

£26,250

LEGAL COSTS

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

VAT

Applicable

PRICE

£185,000

DATE OF ENTRY

By mutual agreement.

EPC

On application.

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.
2. 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.
3. 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/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the March 2026 sanction of Controller of HM Stationery.
5. Date Published: March 2026

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.