



Excellent Trading Location for Wick

84-86 High Street, Wick, KW1 4LY

Prominent trading position within the main retail area.

- Ground Floor NIA: 316.04 sq.m / 3,402 sq.ft or thereby plus upper floors
- Asking Rent: On Application
- Full Repairing & Insuring Lease Terms
- Potential Redevelopment Opportunity



LOCATION

The property is located within the centre of Wick on the main shopping Street in a central position.

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.

SITUATION

The building occupies a prominent position within the main retail thoroughfare of Wick town centre in a largely pedestrianised section of the High Street close to Market Square. Nearby retailers include M&Co, Boots and Poundstretchers.

DESCRIPTION

The property comprises a ground floor retail unit with ancillary stores and staff areas within the upper floors of a traditional block.

ACCOMMODATION

We have been provided with the following Net Internal Floor Areas:

Floor	Area (NIA)
Ground	316.04 sq.m / 3,402 sq.ft or thereby
First	318.82 sq.m / 3,432 sq.ft or thereby
Second	111 sq.m / 1,195 sq.ft or thereby
Attic	60.15 sq.m / 647 sq.ft or thereby
TOTAL	806.01 sq.m / 8,676 sq.ft or thereby

We note the ITZA as 286.88 sq.m / 3,098 sq.ft or thereby.

REDEVELOPMENT OPPORTUNITY

There is scope to redevelop the property subject to all necessary consents and permissions. It is category 'B' Listed.

SERVICES

We understand the property is connected to mains supplies for water and electricity whilst drainage is to the main sewer.



RATEABLE VALUE

The property is entered in the current Valuation Roll with a Rateable Value of £28,000.

RENTAL

On application.

SALE PRICE

Our clients may give consideration to selling their interest in the heritable property. Further enquiries on application.

VAT

All figures quoted are net of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ENTRY

By mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

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INCENTIVES

Generous incentives may be available to prospective tenants.

VIEWING & FURTHER INFORMATION

Strictly through appointment by Messrs Graham + Sibbald.

To arrange a viewing contact:



Andrew Rose

Surveyor

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01463 236977



Kenny McKenzie

Surveyor

Kenny.McKenzie@g-s.co.uk

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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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