



Commercial Property

8 Louisburgh Street, Wick, Caithness

Highland Law Practice

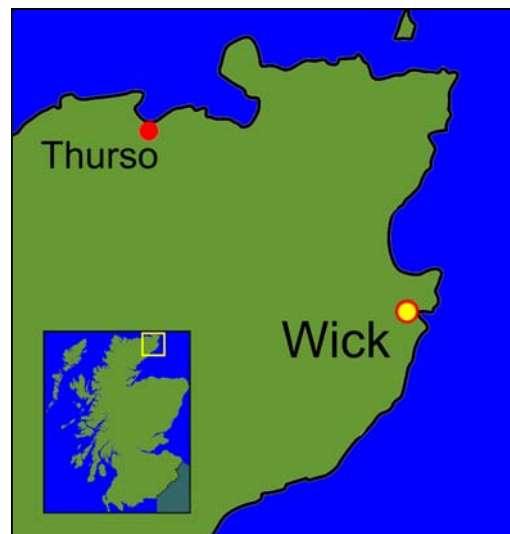


The Property

Office and stores conveniently situated near the centre of town. Potential for change of use to shop or development into residential property.

The Area

Wick is the most northerly harbour town on the east coast of Britain, and the County town of Caithness. The town offers the usual multiple stores, ample free parking adjacent to the main High Street, and a small pedestrianised shopping area, which predominately comprises Nineteenth Century buildings. Nursery, primary, secondary and college education can be obtained within the town.



Accommodation includes

Hall - 2.5m x 2.1m leading to main office, toilet and store rooms.



Main Office - 3.9m x 4.3m Marble hearth & surround with wooden mantelpiece with flame effect gas fire. Wooden shelving, alcove with fitted wooden cupboard housing electric meter. Smoke alarm; wooden reception desk. Five double power points, two telephone points. Toughened glass window to street.

Steps leading up to

Back office - 2.9m x 3.1m Fitted desk and shelving, four double power points, two telephone points, toughened glass window with metal bars to the rear.



Toilet - 1.8m x 0.8m White W. C, wash hand basin and water heater.

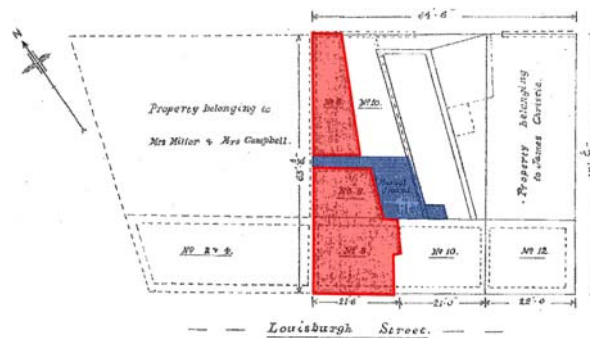
Store Area 1 - 3.1m x 2.6m Back door leading out to a small back yard. Archway leading through to.



Store Area 2 - 2.8m x 4.3m(longest length)

General

The property is sold "as is", and consists of premises only. Stock, equipment or fittings may be included by separate agreement.



Postcode – KW1 4BY

Rates – Rateable Value £1,000

Price – Offers over £12,000 to be lodged with the selling agents, Highland Law Practice.

Viewing – By appointment via Highland Law Practice

Prospective purchasers should note:

- All descriptions are subjective, and prospective purchasers will require to satisfy themselves of any element they consider essential.
- Measurements are intended to give an indication of room sizes only. Prospective purchasers shall be required to take their own measurements if these are considered an essential feature.
- These particulars do not form any part of an offer to sell, and shall only form part of any contract if specifically incorporated therein. The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.
- No warranty is given (a) that any item included in any photograph is included in the sale; (b) that any proposed use has or will have any necessary permissions.

Highland Law Practice

**99 High Street
Wick**

Caithness KW1 4LR

Tel: (01955) 604040

Fax: (01955) 604042

Email: Servicedesk@highlandlaw.co.uk

Website: <http://www.highlandlaw.co.uk>

Our Reference: PSAC/BYRN-1-2