



HIGH STREET, WICK

Offers Over £100,000

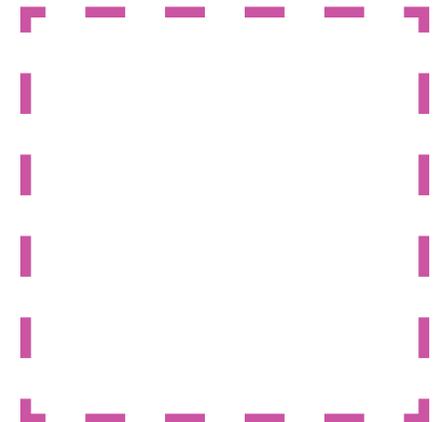


01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

0 BEDS | 0 BATH | 0 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this retail premises which gives someone the opportunity to have a retail premises on Wick High Street. In excellent condition throughout and heated with mains gas central heating the building is pleasantly very warm. To the front there is a vestibule which is accessed through double doors, up a few steps a glazed door opens into the showroom floor. There is a large display window to the front which faces onto the High Street. The showroom floor is a large area which is fitted with blue carpeting to the floor and modern grey slatwall to all the walls, there is ample room for freestanding display cabinets as well as the shop counter. A door from the showroom leads into a large office which is fitted with lots of shelving, a door then leads into a nice sized W.C. Upstairs there is a storage room, W.C. and some built-in storage cupboards. There is a fitted Chubb burglar alarm system in the building. To the rear of the property there is a private car park, which was newly tarred a few years ago, providing parking for approximately 10 vehicles. The premises could be extended out into the car park area, with the necessary permissions, if desired. The current owner has run his successful fishing & tackle shop for many years and now plans to do other things with his time. The shop could continue to be run as a successful fishing & tackle shop or as a new business to the town of Wick. The premises enjoys a prime location and has its own private car park to the rear.



Key Features

- EXCELLENT RETAIL OPPORTUNITY
- HIGH STREET RETAIL PREMISES
- IN EXCELLENT CONDITION THROUGHOUT
- LARGE DISPLAY WINDOW TO FRONT
- LARGE SHOWROOM FLOOR
- OFFICE AND W.C. ON GROUND FLOOR
- STORAGE ROOM AND W.C. UPSTAIRS
- LARGE PRIVATE CAR PARK TO REAR
- EPC F



Property Photos



Property Photos



Property Dimensions

Vestibule

Access is through double timber entrance doors which give access up three steps to glazed entrance doors into the large shop area. There is a fitted Chubb burglar alarm system in operation.

Shop Floor 12.75m x 5.42m

This large area has a large display window to the front with a wide shelf for displaying items. The walls are lined with light grey slatwall. The flooring is laid to blue carpeting. There are also free-standing glass display units. There are striplights to the ceiling. Doors lead to an office area and also to the upper floor. There is a long double radiator to the wall.

Office 4.97m x 1.72m

This room has fitted units, worktops and shelves. There are striplights to the ceiling. The flooring is partial carpeting and partial vinyl flooring. There is a door to the W.C. There is a radiator to the wall.

W.C. 1.42m x 1.26m

There is a W.C. and a handbasin. The flooring is laid to vinyl. There is a radiator to the wall. There are shelves fitted to the walls and also an extractor fan to the wall.

Stairs to upper floor

A timber door gives access to the staircase to the upper floor. The stairs are fitted with a handrail. On the turn of the stairs there is a heating boiler to the wall. The stairs and landing are laid to industrial non-slip flooring. There are windows along the front and side. There is a shelved storage cupboard. There are doors to a W.C. and a store room. There is also a radiator to the wall on the landing.

W.C. 2.03m x 3.07m at widest

There is a W.C. and a handbasin. There are fitted shelves to the walls and non-slip flooring to the floor. There is also a built-in deep storage cupboard which is shelved.

Storage Room 1.88m x 2.23m

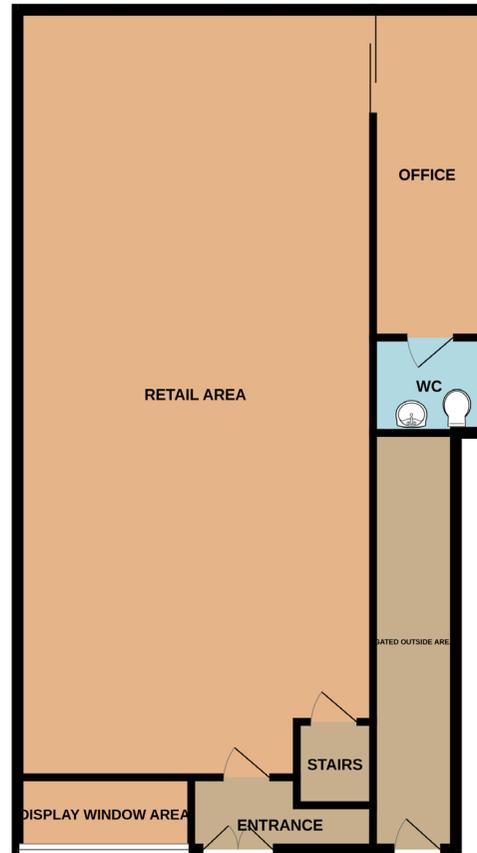
This room is fitted with shelves and has a window facing to the side. The flooring is non-slip flooring

Car Park

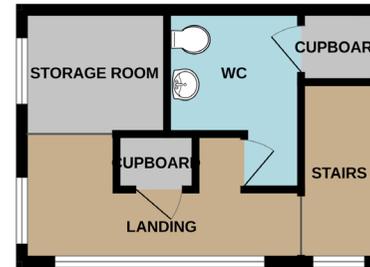
To the rear of the property is a car park which was newly tarred a couple of years ago. The car park can easily park about 6 vehicles - or it could be extended onto from the rear of the premises.

Property Layout

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

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- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
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- No upfront fees.
- All calls and emails monitored out of hours.
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- Over 25 Years Experience.
- Drone Photography





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