



HARBOUR TERRACE, WICK

Offers Over £150,000

11 OFFICE ROOMS

Property Information

We are delighted to bring Stevenson House to the market. This attractive stone built building is steeped in history, originally the home of the Coastguard Chief its was named after Robert Louis Stevenson who stayed at the property in autumn 1868. With views over the marina, this superb commercial property retains many period features such as sash and case windows, high ceilings, deep skirtings and facings. Neutrally decorated and painted magnolia throughout, this office block is in very good decorative order and has eleven offices laid out over three floors. At present the property has two sitting tenants paying £740 per calendar month occupying offices in the first and second floors. When fully let, the building could achieve in excess of £2500 per calendar month, with a rental yield of 20 % making it a superb business investment. The property extends to 374 m² and has an excellent EPC energy rating of a band C, which is very good for a property of this age.

On the ground floor are 4 well proportioned office as well as two toilets. A door to the rear gives access to an exterior store and a raised rear garden. Two separate staircases lead to the first-floor mid-landing where there is a well presented kitchen and two W. C's. On the first floor are four further offices, which mirror the layout on the ground floor. The second-floor benefits from three offices and a storage cupboard. Alternatively like many dwellings in the street, planning could be applied for to turn this period property back in to a family home or it could be sub-divided in to a number of apartments which, due to it's close proximity to the harbour, would be sure to appeal to both locals and holiday makers alike.

The building is close to many local amenities. There is a chemist nearby, a cafe, a takeaway, and it is just within a few minutes' walk to the town centre. Wick is the second largest town in the county of Caithness and has a good selection of shops, as well as a retail park. The offices are also a fifteen-minute walk from the Caithness General Hospital and a short car journey to the John O'Groats Airport.



Extra Information

Services

Not Specified

EPC

Not Specified

Council Tax

Not Specified

Tenure

Freehold

Viewing

If you would like to view this property, please contact the office on 01847 890826

Extras

Not Specified

Key Features

- MARINA VIEWS
- BUSINESS OPPORTUNITY
- ELEVEN OFFICES
- REAR GARDEN



Property Photos



Property Photos



Property Dimensions

Ground Floor

Office 1 5.03 x 4.72m
Office 2 4.15 x 3.30 m
Office 3 5.13 x 4.18 m
Office 4 3.97 x 2.07 m

WC 2.41 x 1.03 m
WC 3.12 x 1.37 m

Mid Landing

WC 1.1 x 2.68 m
WC 2.86 x 1.1 m
Kitchen 2.64 x 1.35 m

First Floor

Office 5 2.61 x 3.5 m
Office 6 4.8 x 5,01 m
Office 7 4.24 x 5.03 m
Office 8 size not currently available

Second Floor

Office 9 4.19 x 6.11 m
Store 1.75 x 2.86 m
Office 10 size not currently available
Office 11 size not currently available

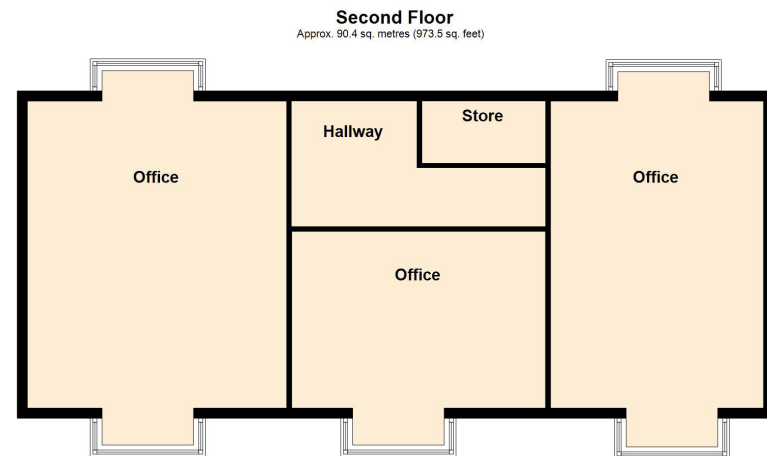
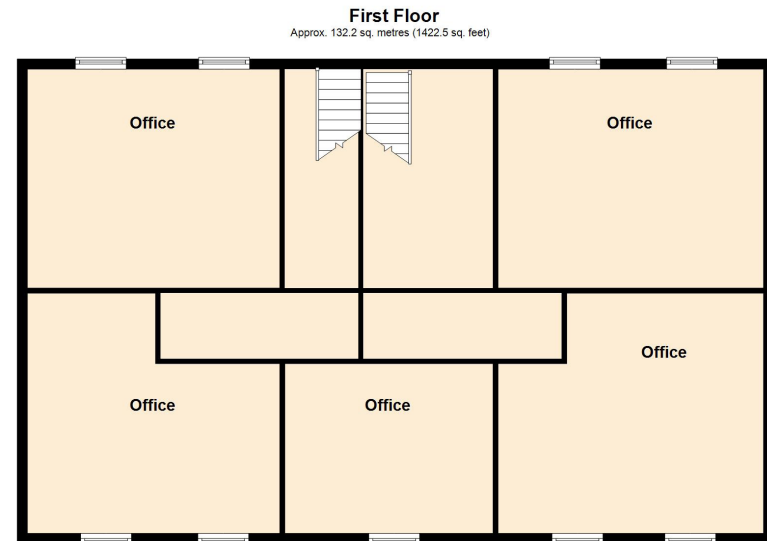
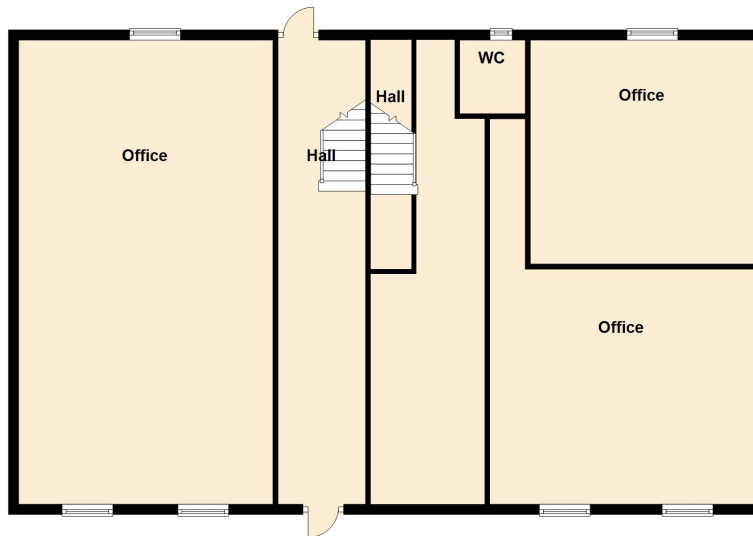
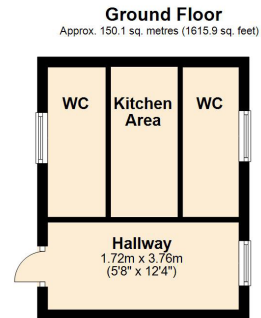
WICK

Property Location

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos and B&M as well as banks and a post office. The house is within easy driving distance of all amenities, including the Hospital and Doctors Surgery. There are many leisure opportunities including a popular golf course, squash club and public swimming pool/gymnasium. The town also boasts an Airport with links to Aberdeen and Edinburgh and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



Property Layout



Total area: approx. 372.7 sq. metres (4011.9 sq. feet)

Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

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.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

Why Choose Yvonne Fitzgerald Properties

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- 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.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography





All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.