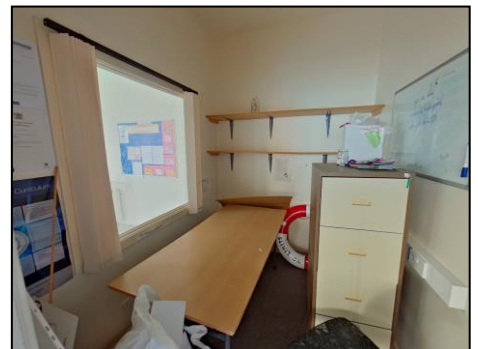


Wick Family Centre Bank Row Wick

**Offers in the
Region Of
£65,000**



- Detached building
- Central town location
- Professional kitchen
- Ground floor level
- Multi-functional useage
- Disabled access/toilet

This versatile commercial property offers an exceptional opportunity for a wide range of uses. Formerly operated as a family centre serving children through to the elderly, the building is designed to accommodate diverse activities and high footfall.

Inside, you'll find 3 generous assembly rooms, 3 offices, and ample storage throughout, giving you the flexibility to tailor the space to your needs. The property also benefits from 4 types of toilet facilities, including baby changing, accessible/disabled, and standard restrooms. For catering or hospitality purposes, the building features a large professional kitchen plus an additional smaller secondary kitchen, ideal for food preparation, workshops, or community events. Outside, a small private garden - perfect for outdoor activities or staff breaks. Located in the centre of Wick, this property combines size, functionality, and convenience, making it suitable for community organisations, childcare providers, wellness or activity centres, offices, or mixed use commercial ventures.

Electric heating and double glazed throughout. Energy performance rating pending.

What3words:///radar.marmalade.mostly

**Entrance 8' 2" x 5' 11" (2.5m x 1.8m)**

Enter the building via the main entrance into the reception area. It has a glass external door with matching window panel, an internal glass door to playroom 1, laminate flooring, an internal window to the office and a cupboard housing the electric meter/fuse box.

Playroom 1 36' 9" x 25' 7" (11.2m x 7.8m)

A vast multi-functional space that was previously used as a playroom. It has doors to the internal hall, office 1, kitchen, entrance and 2 cupboards. It is flooded by natural light by a large window and borrowed light from the kitchen via a big serving hatch.

Playroom 1- Kitchen 118' 8" x 8' 2" (5.7m x 2.5m)

A fully fitted professional kitchen with stainless steel worktops, 2 separate sinks, fridge, range cooker with 8 gas ring hob and 2 ovens, extractor cooker hood, wall and floor units, service hatch and counter. It has anti-slip vinyl flooring and 3 windows.

Playroom 1 - Office 19' 2" x 8' 2" (2.8m x 2.5m)

A reception office with an internal window looking into the entrance, external window, storage cupboard, neutral decoration and carpet.

Hall 16' 5" x 4' 11" (5m x 1.5m)

An internal hall that has doors either end and connects playroom 1 and playroom 2 and 3. There are doors to an office, boys, girls and disabled toilet. It is carpeted and neutrally decorated.

Boys toilets 10' 6" x 9' 2" (3.2m x 2.8m)

An internal room with anti-slip vinyl flooring, hand blower, 3 bracket wash hand basins, 2 urinals and one toilet cubicle.

Girls toilets 11' 2" x 10' 6" (3.4m x 3.2m)

An internal room with anti-slip vinyl flooring, 3 bracket wash hand basins, 3 toilet cubicles, hand blower and paper dispenser.

Disabled toilet 6' 7" x 4' 11" (2m x 1.5m)

An internal room with anti-slip vinyl flooring, toilet, grab rails, bracket wash hand basin, emergency cord and hand blower.

Hall - Office 14' 9" x 13' 9" (4.5m x 4.2m)

A large internal room with laminate flooring, wash hand basin and storage cupboard.

Playroom 2 17' 5" x 14' 9" (5.3m x 4.5m)

A large carpeted room that opens into playroom 3. It is neutrally decorated with doors to an office, toilet, cloakroom, storage cupboard and hall.

Playroom 2 – Office 9' 6" x 6' 7" (2.9m x 2m)

An internal room with shelving and housing the hot water cylinder.

Playroom – Toilets 9' 6" x 6' 11" (2.9m x 2.1m)

An internal room with anti-slip flooring, 2 toilet cubicles for small children and 2 bracket wash hand basins.

Cloakroom 9' 2" x 5' 3" (2.8m x 1.6m)

This room has a glazed external door with matching window, internal door on lock release switch to playroom 2, wall clothes hooks and built in bench.

Playroom 3 **30' 10" x 20' 4" (9.4m x 6.2m)**

A spacious room that has vinyl flooring, a fire door and French doors opening into a private garden and windows flooding the room with natural daylight. It has been divided into a playroom, lounge and kitchen area. The kitchen has wall and floor units, standalone fridge, electric cooker and extractor hood and 2 sinks. An internal door opens into an office.

Playroom 3 – Office **7' 7" x 5' 11" (2.3m x 1.8m)**

An internal room with a window looking into the playroom.

Exterior

There is an enclosed garden/yard with a wall/wooden fence boundary. It also has limited parking space to the side of the property.

Please call Pollard Property on 01847 894141 to arrange a viewing.





Ground Floor



Asking Price in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement **For current tax bandings:** www.saa.gov.uk **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a **FREE**, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

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