



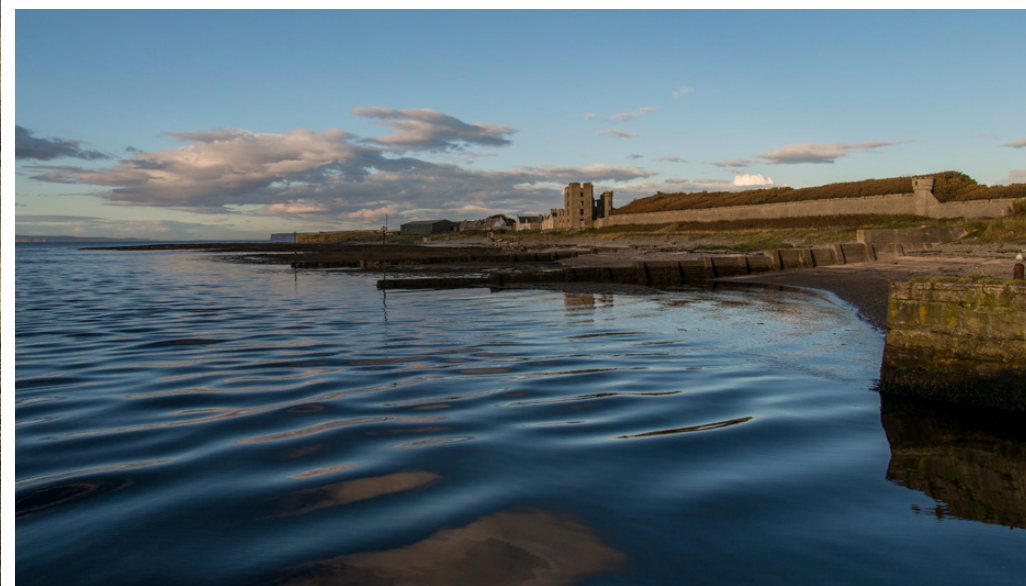

McEwan Fraser Legal

Solicitors & Estate Agents

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Harpers Fly Fishing Services

57 HIGH STREET, THURSO, HIGHLAND, KW14 8AZ



THURSO HIGHLAND

KW14 8AZ

“ ... A PRIME COMMERCIAL
LOCATION IN THE CENTRE
OF THURSO ... ”

This investment opportunity is located in a prime commercial location in the centre of Thurso.

Thurso has many facilities including a health centre, dentist, shops, hotels, restaurants, supermarkets and a railway station with regular services to Inverness and connections to the rest of the UK. Wick Airport has daily flights to Edinburgh and Aberdeen where domestic and international flights are available.

The University of the Highlands & Islands (UHI) offers many further education opportunities in both Wick & Thurso. Caithness General Hospital is located in Wick and is a rural general hospital offering a large range of medical services to the surrounding area.

The Scottish Highlands are renowned as a world-class destination for outdoor pursuits such as hill-walking, fishing, sailing, pony trekking, mountain and road biking with the far north, often referred to as the last great wilderness in Europe, providing some of the most beautiful beaches and mountains in Scotland.



57 HIGH STREET

THURSO, HIGHLAND, KW14 8AZ

This long, established Thurso business has grown in popularity in recent years and is now much loved by both locals and visitors alike.

The business name is a bit of a misnomer as whilst it offers extensive fishing gear it also stocks all manner of clothing and accessories that anyone with an interest in outdoor activities could wish for. This includes an exceptional range of binoculars, walking boots and jackets, gloves, air rifles, army-surplus and much more.

The shop produces a good turnover of gross sales that is generated almost completely from in-store sales but also includes a small amount of mail-order sales.

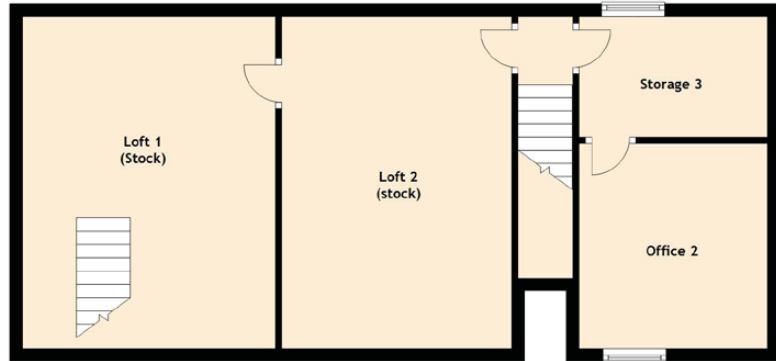
This well-run business is being offered for sale due to the impending retirement of the current owner with the business is ripe for further development. It is likely the turnover could be increased significantly through expansion of online sales and more active marketing through social media building on an exceptional business that has an enviable reputation.

A keen buyer with a passion for the business and brand is now being sought with an appropriate handover period available if required. The shop is well presented and offers itself with an existing base of loyal customers ready for the next level.

There is a large retail space of approx. 1056 sq. ft. (98 sq.m.), which is extensively shelved and well-presented. A toilet and further storage are also available at ground level. Further storage space is available on the first floor above the shop area.

In addition, a first-floor flat is included in the sale which consists of lounge/diner, kitchen, bathroom and three bedrooms. These rooms are currently being used for further storage of stock for the shop, but with some modernisation, this area could easily be brought back into residential use for the owner or letting income.

Comprehensive accounts are available on request from interested and suitably qualified buyers.



SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

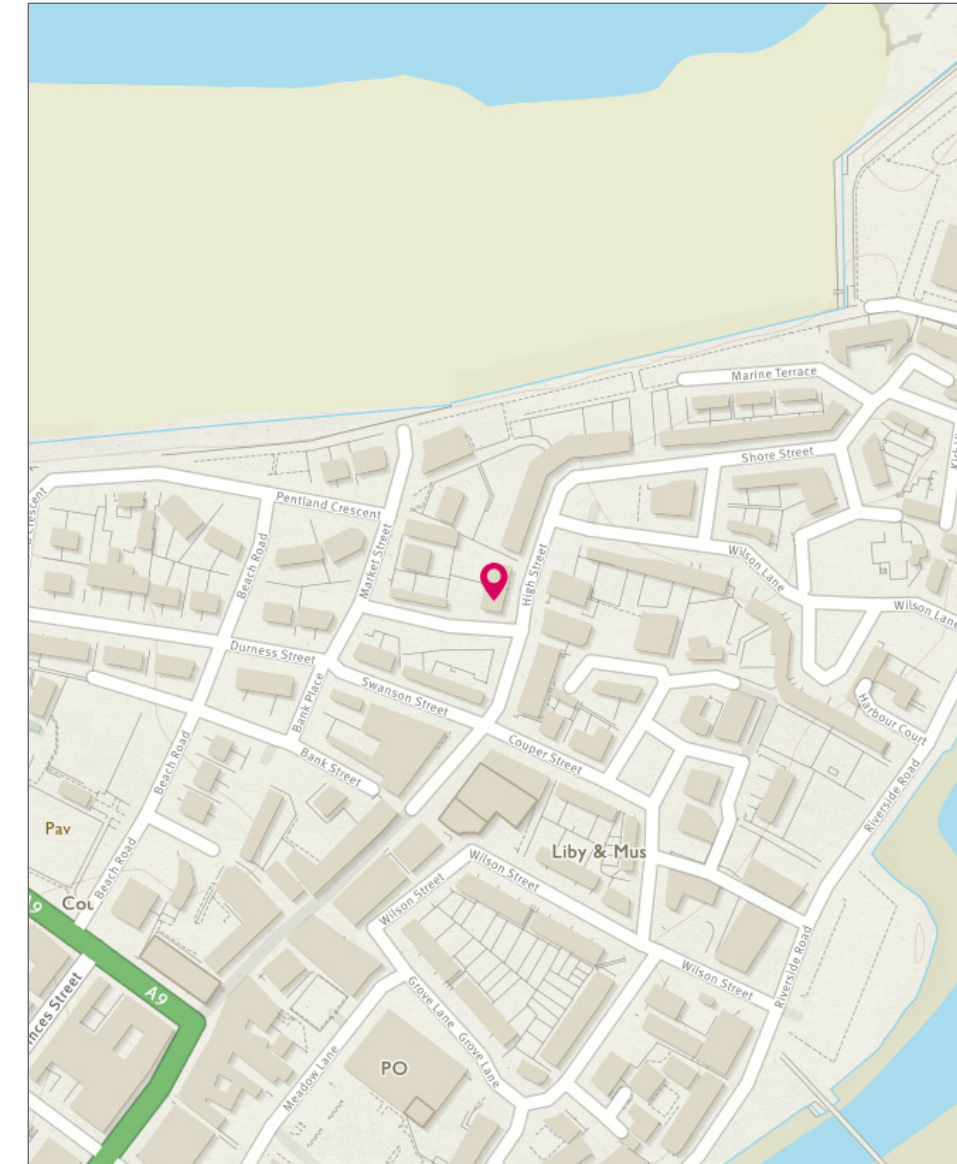
Ground Floor

Front Shop	8.20m (26'11") x 4.50m (14'9")
Shop	6.50m (21'4") x 3.80m (12'6")
Shop (Clothes)	7.80m (25'7") x 6.40m (21')
Office	1.80m (5'11") x 1.80m (5'11")
WC	1.20m (3'11") x 1.20m (3'11")
Rear Storage	3.50m (11'6") x 3.00m (9'10")
Living Room/Dining Room	3.90m (12'10") x 3.90m (12'10")
Kitchen	3.90m (12'10") x 2.00m (6'7")

First Floor

Bedroom 1	4.30m (14'1") x 3.10m (10'2")
Bedroom 2/Storage	3.90m (12'10") x 3.02m (9'11")
Office 2	3.40m (11'2") x 2.80m (9'2")
Bathroom	3.30m (10'10") x 1.30m (4'3")
Lounge	4.50m (14'9") x 3.90m (12'10")
Loft 1 (Stock)	5.30m (17'5") x 5.10m (16'9")
Loft 2 (stock)	5.30m (17'5") x 4.00m (13'1")
Storage 3	3.40m (11'2") x 1.30m (4'3")

Extras (Included in the sale): A preferred sale will include all stock to enable the new owner to continue the existing business without a break.






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Text and description
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Surveyor



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SCOTT MARSHALL
Photographer



Layout graphics and design
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Designer