



Offers Around  
**£99,000**  
(Freehold)

**Retail Unit / Development Opportunity**  
56 High Street, Wick, Caithness, KW1 4BP



Retail unit offered for sale with vacant possession, set within the North of Scotland in an outstanding central location, in the popular town of Wick

Detached unit with ground floor trading and administrative area extending to 93m<sup>2</sup>, with a large picture window to the front offering sound displays and branding

Open-plan shop with fully functioning CCTV and alarm system

Currently trading profitably operating as a Fishing Tackle Specialists but with significant scope for alternative retail uses / café / takeaway / office / etc. or residential use, subject to planning consents

First-floor office / storage space (c20m<sup>2</sup>) with potential to extend over flat roofing to the rear aspects plus private parking for up to 6 cars

## DESCRIPTION

Situated in the town of Wick, within a prominent and central trading situation, this spacious retail unit generates a high level of footfall. Currently operating as a Fishing Tackle Specialists the business enjoys year-round trade with strong and loyal local customer base plus significant patronage from visitors. Now being offered for sale with vacant possession if so desired, this property provides an excellent development prospect for new owners.

The property has an attractive picture window to the front and benefits from strong branding potential. The sales and ground floor areas extend to around 93m<sup>2</sup>. This attractive space is currently fitted out with display slat-walling plus a wide range of free-standing displays.

There is an 'L' shaped service counter to the rear retail space with a large office area and staff facilities accessed from behind the counter. There are stairs which lead to a first-floor unit which is predominantly used as a storage facility with a total area of around 20m<sup>2</sup>. This space could be used as a standalone office etc. as it has its own bathroom facilities.

## TRADE

The current retail business is renowned as the leading fishing tackle shop in the North of Scotland. The business operates with only casual staff on an as needed basis; the unit functions perfectly well with a single attendant. Offering a wide range of fishing equipment and ancillary items, the shop is also a registered fire-arms retailer. Income is also generated through the sale of outdoor clothing, books, field sports gift items etc.

Turnover is supplemented from the hire of fishing boats and permits which are currently owned by the vendor but will still be available to any new owner through agreement. The business has an on-line presence through both the shops website and Facebook plus ancillary websites. Should new owners wish to continue the current operation, the vendor would be willing to provide an extensive handover period, making introductions to local contacts and service / supplies providers.

For those who are looking to develop a new business, this unit will be offered for sale with vacant possession. The property offers excellent potential for uses including café / takeaway and other retail options, or residential possibilities, subject to necessary planning consents. The shop has a private car park to the rear suitable for 6 vehicles.



## LOCATION

The population of Wick is c7500 but with a much broader catchment area. Tourism is one of the main sources of income to the area within the main season being highly popular with walkers, cyclists, ornithologists, archaeologists and, of course, anglers.

Notably, Caithness is famed for its field sports, with some of the best trout and salmon fishing in Scotland on the many rivers and lochs in the area to include; Loch Watten, Loch Toftingall, Loch St John and Wick River plus many others.

The Old Pulteney distillery (the most northerly mainland distillery) is a popular attraction as is the active harbour and the 18-hole golf course. In terms of infrastructure the town is very well supported and benefits from excellent primary and high schooling, welfare and medical facilities, leisure resources and communication links with a railway station and airport.

## REASON FOR SALE

The current owner has operated the business as a going concern for over 25 years. It is his desire to retire from the retail sector that brings this charming opportunity to the market.

## THE PROPERTY

The business is a 2-storey property with the shop trading area utilising the ground floor and storage on the first floor. Dating from the 1970s, the building is constructed of double-leaf concrete block with a cavity and rough casting finish. The windows are timber double-glazed units. The flat roofing is mineral felt covered. The retail aspects are accessed from the main street through a single door via steps. The first-floor unit is accessed from within the main retail unit. The property has a large timber framed display window and the business signage to the front offers excellent branding potential.

Internally the sales and administration area are around 93m<sup>2</sup>. 'L' shaped display counters show off a good range of stock. The shop has wall-mounted display units and free-standing cabinets. To the rear of the customer service area is a compact workshop, storeroom and staff facilities including W.C.

The first-floor space is accessed from a stair case into a corridor with a bathroom and separate office / storage area off; the floor area extends to c20m<sup>2</sup>. There is scope to develop the first-floor units across the flat roof of the rear floor, subject to consents.





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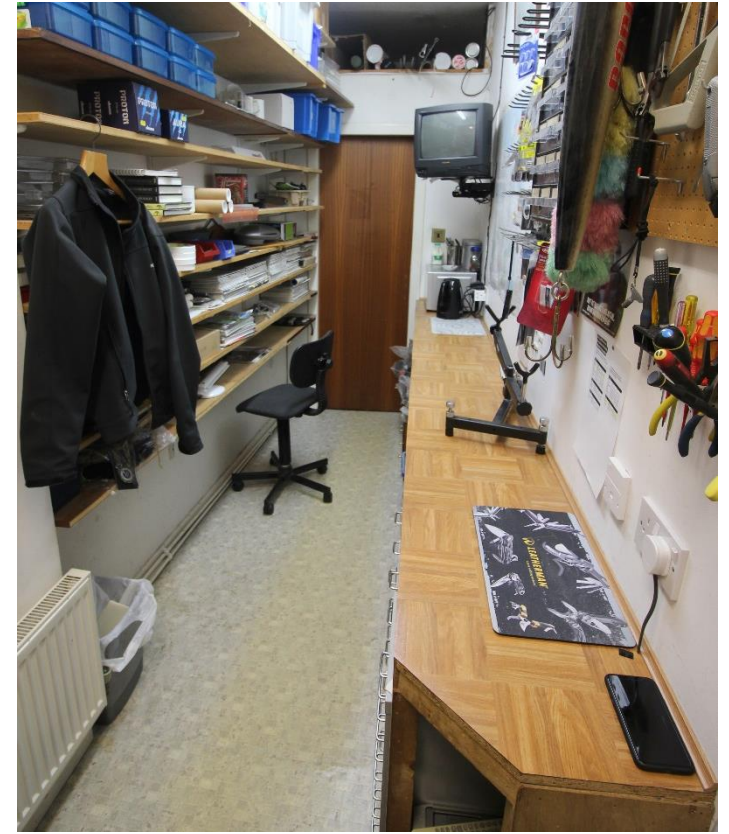
Rapala

NO SMOKING

Zippo

bridgedale  
enduring comfort





## PRIVATE ACCOMMODATION

There is no owner's accommodation with this property.

## SERVICES

The unit benefits from mains electricity, water, gas and drainage. The ground and first floor units benefit from gas central heating. The subjects have an alarm system and CCTV cameras.

## ACCOUNTS

Where required, accounting information will be made available to seriously interested parties subsequent to viewing.

## RATES

The businesses rateable value is £7,000 and benefits for 100% rates relief under the Small Business Bonus Scheme 2016 for eligible applicants.



## EPC RATING

The property benefits from an EPC Rating of 'bbc'.

## WEBSITE

[www.hugoross.co.uk](http://www.hugoross.co.uk)

[www.facebook.com/Hugo-Ross-Fishing-Tackle-Specialist-1425706897734394/](https://www.facebook.com/Hugo-Ross-Fishing-Tackle-Specialist-1425706897734394/)

## PRICE

Offers around £99,000 are invited for the heritable property.

## DIRECTIONS

The business is shown on the location map below.

## FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

## VIEWING

All appointments must be made through the selling agents:

ASG Commercial

17 Kenneth Street

Inverness

IV3 5NR

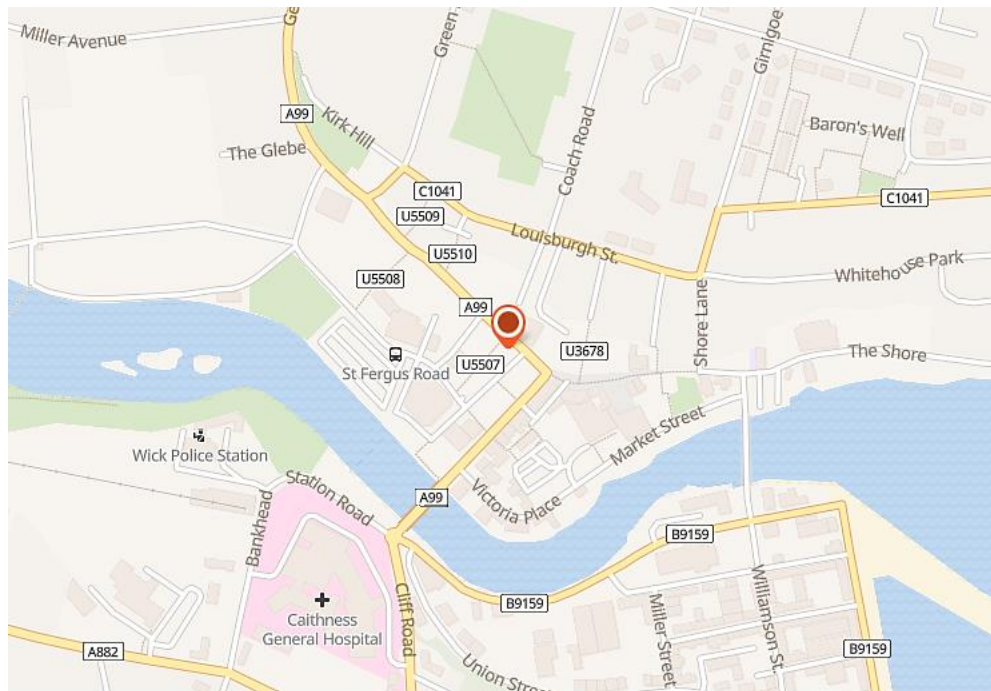
T: 01463 714757 (5 lines)

E: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

W: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a closing date.



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Wick River

