



Offers Over
£185,000
(Freehold)

Retail Unit Purchase Opportunity,
18 Trail Street, Thurso, KW14 8EJ





Attractive vacant retail unit
extending to over 300m²

Located on a busy route
into Thurso town centre

Modern frontage with
large display windows

Large flexible retail space
with huge potential

Located on the popular
North Coast 500 route



Put your feet
LEAVE THE REST TO





DESCRIPTION

18 Traill Street is an exciting opportunity to purchase sizeable retail space near the centre of Thurso. This attractive building offers prime retail floor space. The area is well organised into 3 main sections totalling approximately 301m². The front aspects are very pleasing with freshly painted white walls and a slate roof. Currently being traded as a furniture shop, the lease is coming to a close and this building is being sold with vacant possession.

This unit has independent street level access to the front and each area can also be accessed separately to the side. The unit also benefits from well-appointed tea preparation and WC facilities.

REASON FOR SALE

Now the current lease is ending, it is the owners desire to reduce their business interests and therefore offer the property for sale.

LOCATION

Thurso lies on the north coast of Caithness and is an attractive coastal town with a harbour, bustling main street, lovely beaches and excellent local services. Situated on the busy North Coast 500 route, the main route from Inverness to Scrabster passes through Thurso, passing the entrance to the property on Traill Street.

The town has a good mix of traditional shops, cafes, bars and restaurants and the well-known River Thurso flows through the town attracting salmon fishers from all over. The area is also well known for surfing, hosting surfing championships, as well as offering various other outdoor pursuits. There are lots of things to do and see in Thurso, including the five-star visitor attraction, North Coast Visitor Centre, and many other places of interest. The area also benefits from an attractive sandy beach with spectacular views across to Orkney and Dunnet Head.

For golfers there are a couple of great courses, the renowned course at Reay and locally, Thurso golf club is located just outside the town. Natural attractions such as the National Nature reserve at Loch Fleet is on the doorstep. Tourists include walkers, winter-sports enthusiasts, cyclists, bird-watchers, motorcyclists and fishermen. Local events and the position on North Coast 500 are also a great draw to the area.

With a population of circa 8000, the town provides both a primary and secondary school and tertiary education. The town is connected by road and rail to Inverness to the south and the town of Wick to the east.

THE PROPERTY

18 Traill Street, Thurso is a lovely detached retail building which looks both modern and attractive. The large glass windows to the front allow light to flood the retail area with more than sufficient space for prominent signage as well. The property is ideally located on Traill Street which is on the A9, the main arterial route through the town. The premises benefits from proximity to local parking and the centre of Thurso.

The inviting main entrance door to this property leads into the first of 3 inter-connected retail spaces. This is a double door allowing larger goods to be taken into the unit. Each area flows beautifully on to the next and offers a great level of flexible space which would be ideally suited to various retail opportunities. The central and back areas both have separate entrances as well as being accessed from the front door.

Floor spaces are as follows:

Front area	64 m ²
Middle area	72 m ²
Rear area	166 m ²

The property benefits from being at ground level with short ramps to accommodate the slightly different floor levels. The unit also has a good level of storage in the middle area as well as adequate WC facilities and a tea preparation area.

SERVICES

The unit benefit from mains electricity, natural gas, comms, water and drainage.

PRICE

Offers over £185,000 are invited for the freehold interest in this attractive property.

EPC RATING

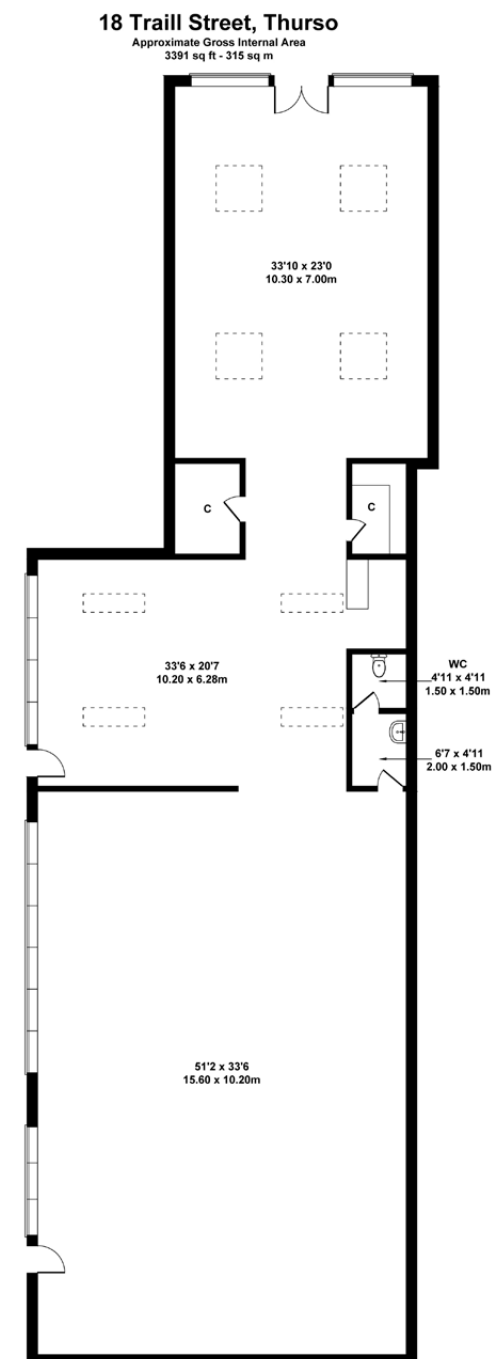
This property has an Energy Performance Rating of "E 65".

TITLE NUMBER

The property has a title number of "TBC".

DIRECTIONS

See map insert. What3words reference is /// exclusive.crate.mistress





RATES / COUNCIL TAX

The business rateable value of the property is £13,750 effective 1 April 2023 and as such should benefit from a discount under the small business rate relief scheme. The business rating reference is 01/01/792096/9.

PLANS

Indicative title plan is available upon request from the selling Agents ASG Commercial Ltd.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make a suitable introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

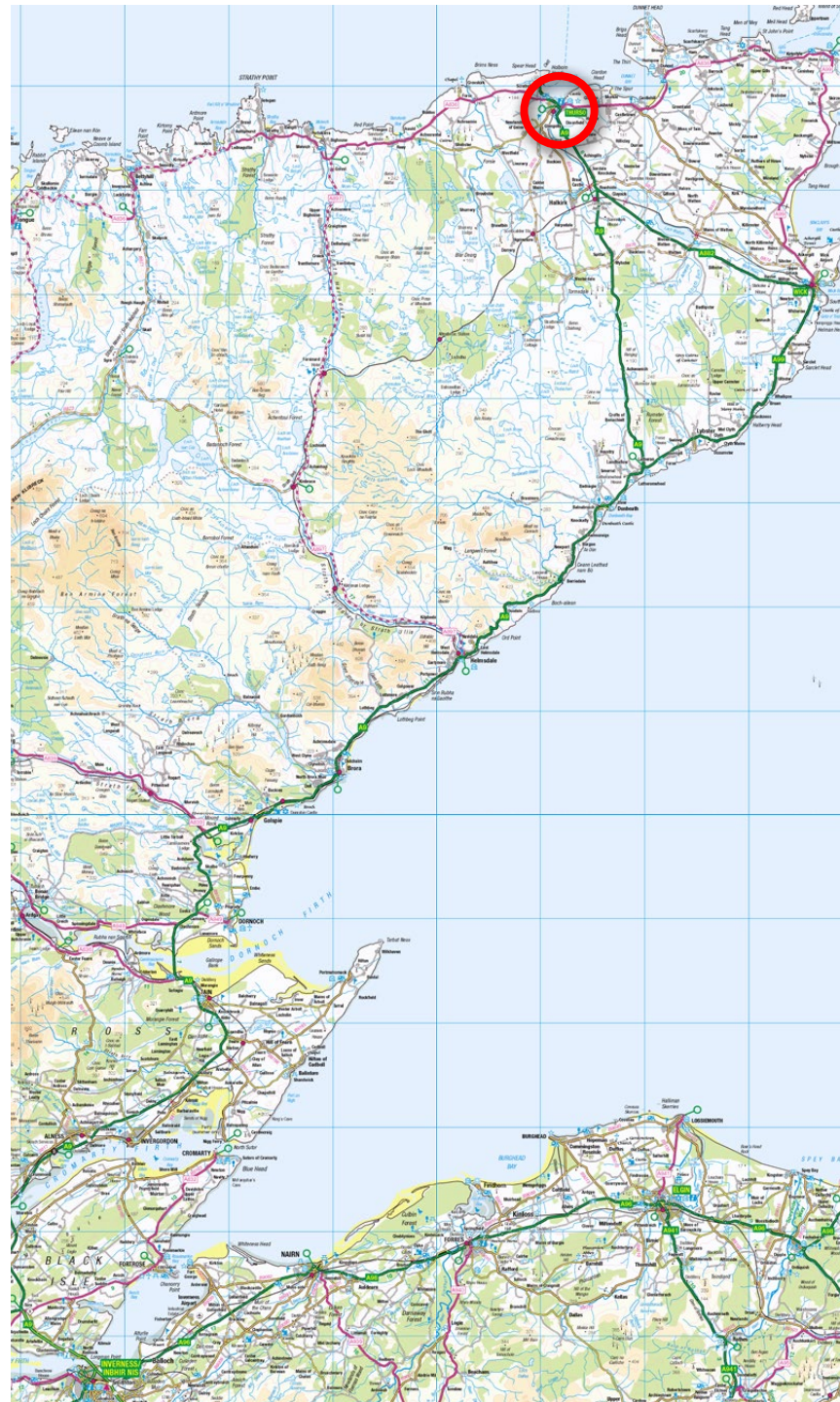
Tel: 01463 714757 (5 Lines)

E: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

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



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