



134 High Street, Wick

Offers Over £200,000



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Property Information

Yvonne Fitzgerald is delighted to bring to the market this excellent property portfolio in a prime trading location in Wick town centre. This opportunity comprises of a former café which has a commercial fitted kitchen as well as two rental apartments. The café has a good shop frontage onto the main street and comprises a seating area, a commercial kitchen, a storage area, food prep room as well as a chiller and toilets. Although in need of some minor internal works, it would not take much to get the property to a standard so it could trade again. To the right of the shop frontage is a gate which leads to two garages, although there is only parking for one car.

The flats are in good decorative order and consist of a tastefully decorated one bed apartment as well as a spacious and bright two bedroomed flat. The apartments are accessed through a communal door to the rear of the property with the one-bedroom flat being on the second floor. Both flats offer superb views over the harbour and are ideally located just off the pedestrian precinct. As the owners are retiring, after owning the buildings for a long number of years, it is their wish that the properties are sold as one lot.

This is an excellent opportunity to own a commercial outlet in a prime location and gain rental income either by way of air b n b, or long-term rent.

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 doctor's 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 Inverness and Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



Extra Information

Services

School Catchment Area is - Noss Primary School / Wick High School

EPC

EPC - D (For Lower and Upper Flat)

Council Tax

Tenure

Freehold

Viewing

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

Extras

What3Words: ///typically.than.tall

Key Features

- **Commercial Property**
- **Two Flats**
- **Stunning Views**
- **Prime Location**



Property Photos



Property Photos



Property Photos



Property Photos



One Bedroom Flat

Lounge 4.30m x 2.50m

This bright lounge benefits from a window to the front elevation that takes in stunning views over Wick Harbour. The walls have been painted white, and the flooring has been laid with grey wood-effect vinyl. Above, a pendant light fitting and smoke alarm can be found. This room also benefits from a central heating radiator that can be found to the wall, and ample power points can be found throughout. There is also a storage cupboard that houses the electrics.

Storage Cupboard 1.30m x 1.10m

This useful large storage cupboard has space for storage as well as housing the gas central heating boiler. There is also a pendant light fitting above.

Bathroom 2.30m x 0.90m

This bathroom has a w.c. and walk-in shower cubicle with a mains shower. There is a handbasin with a mixer tap, with a fitted mirror above. There is a central heating radiator on the wall. The flooring is laid with wood-effect vinyl, and the walls have been painted white. Above, a flush-light fitting and extractor fan can be found.

Kitchen 2.50m x 4.20m

This modern kitchen has white-painted base units with grey laminate worktops. There is a stainless-steel sink with a drainer. There is a standalone electric cooker, with a built-in hob, above the cooker there is an extractor hood. Space for a washing machine can also be found. The walls have been painted white, and the flooring is laid with grey wood-effect vinyl. A window can be found on the front elevation that lets in a lot of natural daylight and takes in superb views over Wick Harbour. Above, a pendant light fitting and smoke alarm can be found, as well as a central heating radiator to the wall.

Bedroom One 3.80m x 3.00m

This spacious bedroom has white-painted walls, and carpet has been laid on the floor. There is a window to the rear elevation and a central heating radiator on the wall. Above, a pendant light fitting can be found, as well as plenty of power points throughout the room.

Two Bedroom Flat

Hallway 6.10m x 0.90m

The hallway has white-painted walls, and the flooring has been laid to grey wood-effect vinyl. A central heating radiator can be found on the wall, and above, a pendant light fitting and smoke alarm can be found. Doors lead to the lounge, kitchen, bathroom and both bedrooms.

Kitchen 3.30m x 3.90m

This spacious kitchen benefits from matte white base and wall units with light grey laminate worktops with a stainless-steel sink with drainer built-in. There is a standalone electric cooker, with an extractor hood above, as well as space for a washing machine. This room also benefits from dual-aspect windows to the rear and side elevation that let in a lot of natural daylight. There is a storage cupboard with a sliding door that houses the central heating boiler. Above, a pendant light fitting and smoke alarm can be found, as well as a central heating radiator on the wall.

Bathroom 2.30m x 2.00m

This bathroom benefits from a w.c., a handbasin with a mixer tap and a mirror above. There is a walk-in shower cubicle with a mains shower. The flooring has been laid to wood-effect vinyl, and the walls have been painted white. This room also benefits from an opaque window to the side elevation. Above, a flush-light fitting and extractor fan can be found. There is also a central heating radiator on the wall.

Lounge 5.10m x 4.20m

This stunning bright lounge benefits from two large windows to the front elevation that take in superb views over Wick Harbour. The walls have been painted white, and the flooring has been laid with grey wood-effect vinyl. Above, a pendant light fitting and smoke alarm can be found. This room also benefits from a storage cupboard that houses the electrics. A central heating radiator can be found on the wall, and ample power points can be found throughout the room.

Bedroom One 3.50m x 3.10m

This well-presented bedroom has white painted walls and the flooring has been laid to carpet. There is a window to the rear elevation. Above there is a pendant light fitting and a central heating radiator can also be found to the wall.

Bedroom Two 5.10m x 3.20m

This spacious and bright bedroom benefits from two large windows that take in stunning views over Wick Harbour. The walls have been painted white and the flooring has been laid to carpet. There is a central heating radiator to the wall and above a pendant light fitting can be found.

Shop

Dimensions

Shop Front 5.10m x 9.50m

Accessed via a UPVC door with two glazed panels, this is a very large area that has two display windows to the front elevation. The flooring is timber, and the walls have been papered to half height. The lighting in the room is a mix between wall lights and fluorescent lighting on the ceiling. Throughout the room multiple central heating radiators can be found on the walls. A hatch leads into a large basement area for maintenance which also houses the electrics. A door leads to the rear hallway as well as the storage room.

W.C. 2.00m x 1.50m

This room benefits from a w.c. and handbasin. The flooring is concrete. There is a central heating radiator and above a flush light fitting.

Kitchen 6.90m x 5.20m (Longest and Widest)

This large and bright kitchen benefits from two large windows to the front elevation. There is a large three-section industrial extractor unit. There are also two industrial stainless-steel sinks with drainers. This room also benefits from a laminate worktop with storage space below. The flooring has been laid with ceramic tiles, and the walls have been painted grey. Above there are four fluorescent light fittings as well as a heat detector. At the rear corner there is also a smaller sink attached to the wall with a mixer tap. Steps lead to an upstairs storage room.

Rear Hallway 5.10m x 1.10m

This hallway is located to the rear of the main shopfront. There is a large cupboard that houses the central heating boiler. There is also a useful understairs storage cupboard. As you enter the hallway to the left, steps lead to a door which gives access to the flats. To the right, there is a fire exit that leads into the rear courtyard. Further doors lead to a w.c. and accessible toilet.

Storage Room 9.10m x 3.30m (Approximately)

This room is of very good proportions; the flooring is ceramic tiles, and the walls are lath and plaster. Although in need of some work, the scope for opportunity is endless. There are two windows to the front elevation that let in a lot of natural daylight. On the wall is a unit that holds the controls for the building's alarm system. A door to the side leads to the kitchen; another door to the rear leads to the industrial freezer and w.c.

Industrial Freezer 3.00m x 1.30m

This large freezer has shelved storage space; the flooring is concrete and there is a flush-light fitting above.

Upstairs Storage Room 5.30m x 2.50m

This useful room has a large window to the front elevation. The walls have been papered and the flooring is exposed mdf. Above two flush light fittings can be found.

W.C. 1.60m x 1.10m

This room benefits from a w.c. as well as a handbasin. The flooring has been laid to wood-effect vinyl, and the walls have been painted white. There is a central heating radiator, and a hand-drying unit can also be found on the wall. Above there is a flush-light fitting, and an extractor fan.

Shop

Dimensions

Accessible Toilet 2.10m x 1.50m

This useful toilet benefits from a w.c. with an assistance handrail. The handbasin is built into a high-gloss vanity unit with storage below; above, a mirror can be found. The walls have been painted white, and the flooring has been laid to wood-effect vinyl. A central heating radiator and hand dryer unit can be found on the wall. Above, a flush-light fitting and extractor fan can be found.

Basement 10.20m x 9.80m

This very large and useful room has been partitioned. There are built in storage shelves and above there is a mix of pendant light fittings and fluorescent lighting. The walls are exposed stone and the floor is concrete. This room also allows access for maintenance to pipework.

Rear Courtyard

To the rear of the property is a paved courtyard area, with a high wall surround. There are two large garage storage units that have access to the front of the property through a large door. A fire escape staircase leads to the upstairs storage room. Double doors give access to a further basement area.

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 doctor's 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 Inverness and Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



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