



31

**Traill Street, Thurso
(Elizabeth's)**

Offers Over £85,000



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Property Information

Yvonne Fitzgerald is delighted to bring to the market this excellent commercial opportunity in a prominent location within the town centre of Thurso. Available either as a successful going concern or as a vacant commercial premises, this versatile property offers an ideal opportunity for those looking to establish or expand a retail business.

Occupying an attractive position with excellent street frontage, the spacious retail area benefits from two large display windows, creating a bright and welcoming environment while providing outstanding visibility to passing footfall. The shop is well presented throughout and features extensive wall-mounted display shelving, display counters and a practical layout that can easily be adapted to suit a variety of retail or commercial uses.

To the rear of the premises is a well-equipped staff kitchen, office, wash room and WC, together with two generous storerooms providing excellent storage space for stock and equipment.

The property is available to purchase as a going concern, offering a fantastic opportunity to acquire an established business with immediate trading potential. Alternatively, the premises can be purchased without the business for offers over £70,000.

Located in the heart of Thurso, close to a wide range of local businesses, shops and amenities, this is a rare opportunity to acquire a flexible commercial property in a well-established trading location. Viewing is highly recommended to appreciate the potential this excellent premises has to offer.



Extra Information

Services

N/A

EPC

D

Council Tax Band

N/A

Tenure

Freehold

Viewing

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

Extras

What3Words: ///clasping.rags.blown

Key Features

- Well established business
- Commercial property
- Central location
- Great storage facilities



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Main Shop Area 4.86m x10.63m, 3.19m x1.51m

Accessed via a glazed door with side panel, the showroom has two large windows which provide excellent street frontage and floods the area with daylight. There are ceiling downlights and wall mounted ceiling-to-floor display shelving as well as two display counters and a large central cutting table. There are additional shelving and display areas throughout the shop front. This is a large bright shop area with vinyl being laid to the floor, double electrical sockets and ceiling vents.

Office 1.8m x 1.48m

This area has a built-in worktop as well as shelving. Carpet has been laid to the floor with an opening giving access to the washroom/wc area.

W.C. 1.12m x 1.17m

This neutrally painted room accommodates the WC. There is a window to the rear elevation and a wall mounted shelf. The floor has been laid to vinyl.

Store Room Two 3.76m x 2m

This block walled store room benefits from Caithness flagstone flooring with fluorescent lighting and excellent storage capacity.

Kitchen 1.97m x 2.43m

This well presented kitchen area benefits from oak base and wall units with good storage. and laminate worktop. There is wall mounted shelving and an electric heater. The room benefits from fluorescent lighting and coat hooks. There is an extractor fan and a hardwood door leads to the stone built storage.

Wash Room 1.54m x 0.9m

The room is well presented with a wall mounted basin and a water heater above. There is an opaque window to the rear elevation and a wall mounted shelf. The flooring has been laid to vinyl.

Store Room One 3.36m x 4.33m

This store room is of good proportions. The walls are painted with a concrete floor. There is a flush light fitting and two electrical socket along with excellent storage in this room.

THURSO

Property Location

The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants. There are good coach and rail links south. There are leisure facilities within the town, which include a cinema and a swimming pool, and outdoor pursuits include surfing, fishing, and yachting. There is an airport and hospital in Wick, which is twenty minutes driving distance away.



Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

Why Choose Yvonne Fitzgerald Properties

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography





All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.