



**ALLIED  
SCOTLAND**  
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# FOR SALE/MAY LET

**BAR PREMISES  
BRIDGE STREET, WICK**

**\*\*\*REDUCED PRICE\*\*\***



- **Basement Bar in Wick town centre**
- **Available to purchase for £100,000**
- **Rental offers in the region of £200 per week**
- **100% Rates Relief for eligible businesses in 2018/19**

## LOCATION

Wick is a market town with a population of around 8,500 located in Caithness on the North East Coast of Scotland. The town has excellent transport links with road and rail services to the rest of Scotland and an airport providing flights to Scotland's major cities. The subjects are located on Bridge Street within the town centre.

## DESCRIPTION

The subjects comprise the basement of an end terraced four storey and basement block fronting the pavement of Bridge Street in Wick. There is a free public car park located at the rear of the subjects.

## ACCOMMODATION

The accommodation is comprised of:

Entrance Stairs and Smoking Area, Public Area, Bar Servery, Ladies & Gents Toilets, Beer Cellar, Staff Room, Storeroom.

Main Bar: 985 sq. ft.  
Store/Kitchen: 246 sq. ft.

## SERVICES

Mains water, electricity and drainage with heating by radiators.

## RATEABLE VALUE FURTHER INFORMATION / VIEWINGS

The property is entered in the Valuation Roll at a Rateable Value of £7,750. The Small Business Bonus Scheme offers 100% rates relief for eligible properties with a rateable value of under £15,000 for 2018/19.

## LEASE TERMS

A new lease is offered on Full Repairing and Insuring Terms. Entry to be mutually agreed.

## RENTAL

The subjects are offered on a new lease at a rental of **£200** per week.

## PRICE

Offers of £100,000 are sought for our clients interest in the property.

## FURTHER INFORMATION / VIEWINGS

Andy Gray/ Cydney Risko

Lyle House

Fairways Business Park

INVERNESS

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