

DM HALL

To Let /
For Sale

**CLASS 1A — SHOPS
AND FINANCIAL,
PROFESSIONAL AND
OTHER SERVICES**

**36 Bridge Street,
Wick, KW1 4NG**

- Prominent position on Bridge Street within the Town of Wick.
- Immediate access to public parking and strong pedestrian footfall.
- Eligible for upto 100% Small Business Rates Relief
- Rent: £10,000 (exc VAT) per annum
- Purchase: £82,500 (exc VAT)

**106.21 SQM
(1,143 SQ FT)**



Property Details

LOCATION

Bridge Street is an established commercial thoroughfare within the Centre of Wick, benefitting from high levels of passing vehicular and pedestrian traffic and excellent access to public transport and nearby parking facilities.

36 Bridge Street occupies a prominent position on the street, situated within a well-established parade surrounded by a mixture of national and local occupiers including Specsavers, Ladbrokes and Highland Hospice.



Map Link

DESCRIPTION

The property comprises a mid-terraced unit arranged over ground and basement levels.

The ground floor provides a rectangular, open plan sales area with a double-fronted glazed frontage and pedestrian access. The basement offers additional ancillary accommodation, including staff space, dedicated offices and storage.

We understand the property previously included a first floor/attic area; however, this does not currently benefit from permanent access and has only historically been used for storage purposes.

There is no dedicated car parking, although on-street parking is available nearby.

USE

Historically the property has been used as a retail unit and is well suited to continue in this use or any other use defined under Class 1A of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Alternative uses may be considered, subject to Local Authority consent.

SERVICES

The property is served with mains electricity and water with drainage being to the main public sewer.

ACCOMMODATION

Measured on a Net Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Ground Floor	73.97 sqm	(796 sq ft)
Basement Floor	32.24 sqm	(347 sq ft)
Total	106.21 sqm	(1,143 sq ft)

We understand that a former first floor/attic area extends to approximately 24.53 sqm (264 sq ft); however, this space does not currently benefit from permanent access and has not been included within the above areas.

AVAILABILITY

The property is currently leased to a sitting Tenant until 16 August 2026. Vacant possession can be made available to any prospective purchaser or occupier thereafter.

Subject to timescales, the property may also be sold with the benefit of the existing tenancy, with the Tenant paying a commercial rent on Full Repairing and Insuring (FRI) lease terms.

Further information is available on request.

ENERGY PERFORMANCE

The properties energy performance certificate is currently being assessed. Further details are available on request.

NON-DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a ratable value of: £6,000

The Uniform Business Rates for the year 2026/2027 is 48.1p in the £.

*Any ingoing occupier may qualify for upto 100% rates relief under the Non-Domestic (Business) Rates Small Business Bonus Scheme. Interested parties should make their own enquiries with the local Authority.

Water and wastewater rates are also payable.

RENT

£10,000 per annum on Full Repairing and Insuring lease terms.

PRICE

Offers in the region of £82,500 are invited, for our clients heritable (freehold) interest in the property.

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any ingoing Purchaser/Tenant will be responsible for their own legal costs. Any ingoing Purchaser/Tenant will be responsible for the payment of LBTT and registration dues.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on Purchaser/Tenants. Once an offer has been accepted, the prospective Purchaser(s)/ Occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

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