

TO LET

FIRST FLOOR AND ATTIC OFFICE ACCOMMODATION

15-17 TRAILL STREET, THURSO, KW14 8EJ

SHEPHERD
Commercial

Gunn
PROPERTY CONSULTANTS
0141 221 3500



VIEWING & FURTHER INFORMATION:

Enquiries should be directed to:

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or

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Tel: 0141 221 3500

- **First floor and attic office accommodation extending to approximately 216.0 sq m (2,325 sq ft) or thereby**
- **Large cellular office accommodation situated within Thurso Town Centre**
- **Located on a corner position on a main thoroughfare within Thurso**

LOCATION

Thurso is the north most town of the British Mainland situated at the north extreme of the A9, the main road linking Caithness with the south of the country. Thurso is some 20 miles west of John O' Groats and 21 miles northwest of Wick. The City of Inverness is situated some 110 miles to the south. Thurso has a population of around 90,000 (2001 Census).

The subjects are located within Thurso town centre located on the corner of Traill Street (one of Thurso's thoroughfares) and Cowie Lane.

Neighbouring occupiers include Clydesdale Bank, Lloyds Bank and a range of notational and local businesses.

DESCRIPTION

The subjects comprise an end terraced, two and a half storey sandstone constructed building with a pitched, slate roof situated on a corner position. Internally the property is arranged as cellular office accommodation over two floors with a dedicated entrance off Traill Street which is gated, security card locked and alarmed.

The property benefits from a mix of plaster board and timber lath and plaster walls, timber flooring with mainly a carpet covering, perimeter trunking, electric storage heaters and single glazed sash in cased windows throughout.

ACCOMMODATION

Internally the property is arranged to the following accommodation;

First Floor

6 Cellular offices ranging in size WC Facilities and Kitchen	117.5m ²	(1,265ft ²)
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Attic

4 Cellular offices ranging in size and storeroom	98.5m ²	(1,060ft ²)
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Total	216m²	(2,325ft²)
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The foregoing area has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

RATEABLE VALUE

The subjects are currently listed within the Highland and Western Islands Valuation Joint Board with a Rateable Value of £13,000.

RENTAL TERMS

We are seeking a rental of £18,500 per annum (Plus VAT) subject to Full Repairing and Insuring terms. Incentives may be available to incoming tenants depending on covenant strength and lease term.

COSTS

Each party will be responsible for their own legal costs incurred. The incoming occupier will be liable for any Stamp Duty Land Tax, Registration Dues and VAT thereon.

VAT

All prices are quoted exclusive of VAT which should be added at the prevailing rate.

ENTRY

To be mutually agreed on the conclusion of legal missives.

FURTHER INFORMATION

For further information or to arrange to view the property, please contact J & E Shepherd Chartered Surveyors or Gunn Property Consultants:-



CONTACT:

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