

**WELLINGTON CENTRE
WICK, KW1 4QS**

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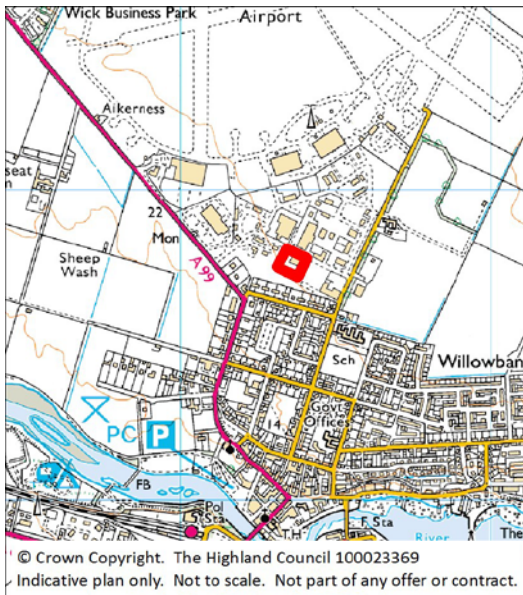
**FORMER DAY CARE FACILITY
COMPRISES 680SQM OR THEREBY**

OFFERS OVER £150,000

To view all property available for sale, please view our webpage:
http://www.highland.gov.uk/directory/24/property_for_sale

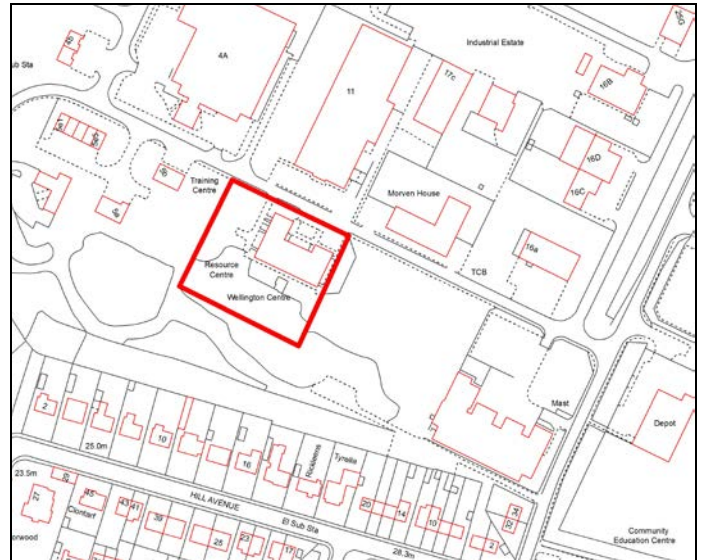
LOCATION:

The property is located in the Industrial area of Wick, close to the A99 Inverness/John O'Groats road, and is ideally placed to service the planned off-shore wind farms of Beatrice & Moray Offshore. Wick Airport is nearby, providing direct flights to Aberdeen & Edinburgh. Wick Harbour is within a few minutes' drive and is currently undergoing a £450,000 upgrade including new heavy lifting facilities.



PLANNING:

The property is currently used as archive space. With regard to any change of use or redevelopment, potential purchasers may wish to use Highland Council's Planning & Development Service's pre-application advice service. Information on the pre-app service can be found here: https://www.highland.gov.uk/info/180/planning_-_applications_warrants_and_certificates/143/planning_permission.



DESCRIPTION:

The subject property was originally designed as a day care centre, and provides rooms suitable for use as cellular offices/classrooms, along with WC and kitchen facilities. The majority of internal walls are plasterboard, providing flexibility to reconfigure the layout. Heating is supplied via electric panel heaters, however an air handling system is installed, but not currently operational. A high capacity 3-phase electric supply is available.

ENVIRONMENTAL:

The site is not listed on the contaminated land register, however due to historic land uses of works and barracks in the vicinity any redevelopment may require a written site history to be provided.

RATEABLE VALUE, RATES AND WATER CHARGES:

The rateable value is currently £22,500. In the event of reconfiguration or redevelopment this may alter. The rates poundage is currently 46.6p for 2018/19.

Should further information be required please contact the Highland & Western Isles Valuation Joint Board: Tel: 01463 703340; email: assessor@highland.gov.uk.

SITE & FLOOR AREA:

The floor area has been calculated to be 680 sqm (7,319 sqft) on a gross internal basis. The site area is approx. 0.48 ha (1.19 acres).

EPC RATING:

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SERVICES:

Mains electricity and water supplies exist. Prior to submitting an offer interested parties are advised to confirm the present position for utility connections and availability, and satisfy themselves.

For advice on Electricity connections please contact Scottish Hydro Electric direct on 0845 3002131 or email: customerservice@hydro.co.uk For advice on Water & Sewerage connections please contact Scottish Water direct on: 0845 6018855 or email: customer.service@scottishwater.co.uk.

SUBMISSION OF OFFERS:

A closing date by which offers must be submitted will be fixed at a later date. Prospective purchasers must "note interest" in writing in order to receive a letter drawing their attention to the closing date.

All offers must be submitted in proper Scottish Legal form in a sealed envelope addressed to: Estates Department, Development and Infrastructure, The Highland Council, Glenurquhart Road, Inverness, IV3 5NX and clearly marked **OFFER – "WELLINGTON CENTRE, WICK"**.

Emailed or faxed offers will not be accepted. The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.

VIEWING:

Strictly by prior appointment with Highland Council. Please contact Christopher Holmes on 01463 702083 or e-mail Christopher.holmes@highland.gov.uk.