

Lot 48

£0

78 High Street, , Wick, Caithness KW1 4NB

Heritable Retail Investment



Key Details

- Prominent position on Wick High Street near junction with A99
- Entire building for sale
- Occupiers closely include Ladbrokes, Semichem and TSB

Location

Miles: 14 miles south of John o'Groats
20 miles southeast of Thurso
100 miles north of Inverness

Roads: A9, A99

Rail: Wick Railway Station (scotrail)

Air: Wick Airport
Inverness Airport (110 miles south)

Situation

Wick forms the administrative and community facilities for the Caithness region. Highland Council offices are located in the town along with the general hospital, swimming pool and retail hub. The town is part of the popular tourist routes in the north of Scotland including the attraction at John O'Groats. The property is located on the busy High Street in the town close to the junction with the A99. Nearby occupiers include TSB, Ladbrokes and Semichem.

Description

The property comprises a two storey building with retail sales at ground floor with ancillary and storage accommodation at first floor level. There is access to the property at the rear from Mowat Lane.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Viewings

Please contact Mhairi Archibald (07718 899341)

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail sales	219.26 sq m	2,360 sq ft	MERIDIAN REALISATION LIMITED (FORMERLY MACKAYS STORES LIMITED IN ADMINISTRATION) (1)	18/05/2007 to 31/01/2033 (2)(3)	£0
First	Ancillary	359.86 sq m	3,873 sq ft			
TOTAL		579.12 sq m	6,233 sq ft			£0

- (1) On 4 August 2020, Michael John Magnay and Gavin George Scott Park both of Deloitte LLP were appointed as joint administrators of the tenant, which is now known as Meridian Realisations Limited in Administration. On 4 August 2020, a licence to occupy was granted to M&Co Trading Limited (the entity which purchased the business and assets from Meridian Realisations Limited in Administration). Please refer to the letter from Deloitte LLP dated 12 August 2020 attached to this sale extract and enclosed with the auction pack for further details.
- (2) Tenant and landlord break options on three months' notice
- (3) The lease is subject to a Schedule of Condition



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