

**JUST
LISTED
£40,000**

**4 Grant Street, Wick, KW 1
5AY**



OVERVIEW



ABOUT THIS PROPERTY

A golden opportunity to purchase a commercial building which is situated in a nice area of the town, just up from the Argyle Square Green.

FEATURES

✓ Lounge/Shop

✓ Kitchen & W.C.

✓ Large Store Room

CONTACT DETAILS

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🌐 [www.CrawfordAnd
CoghillHomes.Com](http://www.CrawfordAndCoghillHomes.Com)

A golden opportunity to purchase a commercial building which is situated in a nice area of the town, just up from the Argyle Square Green. It has the potential to be converted into a vast range of different options, including switching to residential, depending on what the new owner would like to use the space for. There is currently a large lounge area/shop floor to the front with a good-sized room/office off it. Through the hallway, which incorporates a storage cupboard, there is a kitchen, W.C. and another large room. There is also access to a rear shared courtyard from the building. The heating is currently electric, however, there is mains gas available in the street. The current owner is willing to provide low-cost finance on 50% of the price with a 50% deposit. This is a great opportunity and viewing is highly recommended.

Lounge/Shop Area: 5.32m x 5.21m

This large room is accessed through a partially glazed timber door, from the street. There is a large picture window facing to the front which is fitted with a blind. There are strip-lights to the ceiling and also a light fitting with a fan. There is a cupboard housing the electrics and two electric heaters to the walls. The flooring is laid to carpeting and there are fitted shelves to the walls. A door leads into the bedroom/office and there is an opening into the hallway.

Bedroom/Office: 2.80m x 1.86m

This room has a twelve-pane glazed entrance door and there are four windows to bring in natural daylight to the room which has been sectioned off from the main front area with the use of stud walls. The flooring is laid to carpeting and there are strip lights to the ceiling, there are also fitted shelves to the wall.

Hallway

The hallway incorporates a deep storage cupboard which is fitted with shelves, a door leads into the rear hallway which gives access to both the large storage room and to the kitchen/diner. The floorings are laid to carpeting.

Kitchen/Diner: 3.72m x 2.53m

This is a nice sized room with fitted units and worktops, a window faces into the courtyard. There is a stainless-steel sink with mixer tap and drainer which has a tiled splashback. There is an electric storage heater to the wall and a door leads into the rear lobby.

Lobby: 1.20m x 1.14m

The lobby has coat hooks to the wall and vinyl to the floor. A door leads into the W.C.

W.C.: 1.20m x 1.18m

There is a W.C. and a hand basin. The flooring is laid to vinyl and there is an electric heater mounted to the wall. An opaque window faces into the courtyard.

Large Room: 6.74m x 2.63m

This large room is accessed from the rear hallway and has a timber entrance door leading into the courtyard. The flooring is laid to concrete and the walls and ceiling have been finished with painted plaster boarding

Courtyard

The courtyard is shared with a neighbour and has access from the large room. There is also a gated access into the courtyard from Argyll Square.

POSTCODE: KW1 5AY

EPC: F

PRICE: Fixed Price £40,000

VIEWINGS: BY ARRANGEMENT WITH CRAWFORD & COGHILL HOMES – 07535
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ENQUIRIES AVAILABLE BY EMAIL: jacqueline@crawfordandcoghilhomes.com

OFFERS TO: CRAWFORD & COGHILL HOMES, 28 BANK ROW, WICK, KW1 5EY

OFFICE HOURS: 2-5pm Monday to Friday & anytime by appointment

DIRECTIONS: Just Down From Argyle Square Green

The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not remove the need for a full survey and all appropriate enquiries.