

JUST LISTED

Offers Over
£90,000

Jacqueline

26 Bridge Street,
Wick, KW1 4NG



OVERVIEW



ABOUT THIS PROPERTY

This large commercial building is situated on Bridge Street and is spread over three floors. The entire building extends to approximately 315 square meters in total.

FEATURES

✓ Commercial Building

✓ Business
Opportunity

✓ 3 Floors

CONTACT DETAILS

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CoghillHomes.com

🌐 www.CrawfordAnd
CoghillHomes.Com

This large commercial building is situated on Bridge Street and is spread over three floors. The entire building extends to approximately 315 square meters in total. The basement floor has pedestrian door access from the car park behind, ground floor has pedestrian access from Bridge Street and large display windows to either side, there are staircases to both the basement and the upper floor from this ground floor. There is also a separate room which is accessed from the rear of the building. This is an opportunity for someone to purchase this large building and perhaps rent parts of it out – alternatively, it would be possible for two or three businesses to come together under the one roof with a joint ownership. There is a public car park to the very rear and a larger public car park available just a minute or two walk away. The heating system is mains gas and there are radiators fitted throughout the building.

Basement Floor: 24.5m x 4.49m

There are double timber entrance doors with partial glazing going into the basement floor, from the rear of the building. This floor comprises office space to one side of a hallway which has a staircase leading up to the rear of the ground floor. A door leads into a lobby where there is a W.C. and a door leading into a large storage area which has a staircase leading to the front of the ground floor. The total area of this floor is approximately 110 square meters.

Ground Floor: 24.5m x 4.49m

This floor has a glazed timber door access from Bridge Street and large display windows to either side with deep sills. There is a lovely large open shop floor with a fitted counter. The flooring is laid to vinyl in the front and carpet tiles to the rear, where there are another two windows, bringing in plenty of natural daylight. Stairs lead to both the basement and first floor. There is a large office space with a window facing to the rear and this room also has a fitted kitchen area, gas fire and a heavy metal safe. The flooring is laid to carpeting. The total area of this floor is approximately 132 square meters.

A bright room has a bay window facing to the front which is fitted with a deep sill and also has three windows facing to the side. The flooring is laid to carpeting and the total area of this room is approximately 58 square meters.

First Floor: 12.30m x 4.49m

This lovely shop floor area is accessed up a timber staircase from the ground floor which is next to the entrance door which comes in from Bridge Street. This bright room has a bay window facing to the front which is fitted with a deep sill and also has three windows facing to the side. The flooring is laid to carpeting and the total area of this room is approximately 58 square meters.

Storage Room: 3.85m x 3.85m

Located next to the double entrance doors of the basement, this room is an extra storage space which has a timber access door into it. There is shelving fitted to the walls. The address of this room is 11 Kirk Lane, Wick and the floor area is approximately 15 square meters.

Other Information

Anyone interested in part of the building should register their interest with Jacqueline to see what can be done. This will perhaps become a joint venture and one that will bring several much-needed businesses onto Wick Bridge Street and into the center of the town.

RATEABLE VALUE OF 26 BRIDGE STREET: £7,750.00**RATEABLE VALUE OF 11 KIRK LANE: £380.00****EPC: G****POSTCODE: KW1 4NG****PRICE: Offers Over £90,000****ENQUIRIES: jacqueline@crawfordandcoghilhomes.com****VIEWINGS: By appointment with Crawford & Coghill Homes – 07535 356258****OFFERS TO: Offers should be submitted to Crawford & Coghill Homes, 28 Bank Row, Wick, KW1 5EY****OFFICE HOURS: 2–5pm Monday – Friday and anytime by appointment****WHAT3WORDS: [///hammocks.encoder.trickles](https://www.what3words.com/hammocks.encoder.trickles)**

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.

11 KIRK LANE - STORAGE ROOM

HALLWAY

UP

STAIRS

OFFICE AREA

LOBBY

WC

STORAGE AREA

OFFICE AREA

STAIRS

STORAGE AREA

11

The floor plan shows a large rectangular area divided into three main sections. On the left is a large white rectangular area labeled 'OFFICE'. To the right of the office is a narrow vertical strip labeled 'STAIRS' with a downward arrow and the word 'DOWN'. Further right is a large rectangular area labeled 'SHOP FLOOR'. At the bottom of the 'SHOP FLOOR' area is another narrow vertical strip labeled 'STAIRS' with an upward arrow and the word 'UP'. A small white rectangular area is located at the bottom right of the 'SHOP FLOOR' area.

FIRST FLOOR - SHOP FLOOR

DOWN

STAIRS