

ALEXANDER BAIN

MARKET PLACE · WICK · KW1 4LP

HERITABLE
PUBLIC HOUSE IN PRIME TOWN
CENTRE LOCATION



CBRE

savills

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- **Heritable (freehold)**
- **Prominent period building**
- **Situated in the centre of Wick fronting Market Place**
- **Large external areas**
- **Managers accommodation at second floor level**
- **High standard of fit out**
- **Guide Price: £325,000, plus VAT if applicable**

LOCATION

Wick is a town in Caithness in Northern Scotland located 16 miles south of John O'Groats and 90 miles north of Inverness.

The Alexander Bain is a prominent building in the centre of the town of Wick fronting Market Place and adjacent to the Crown Bar and the Highland Council.

The Alexander Bain is located in the centre of Wick with nearby occupiers including Boots, Ladbrokes and the Bank of Scotland. Wick train station is a short distance to the west with Wick Airport 1.0 mile to the north.

DESCRIPTION & ACCOMMODATION

A substantial detached property of traditional stone construction beneath a pitched and hipped slate roof. Externally there is a beer terrace to the front and rear elevation.

Ground Floor - Trading accommodation with central bar servery and seating on loose tables and chairs. A trade kitchen is located to the rear.

Basement - The basement provides a variety of storage rooms.

Upper Floors - Ancillary accommodation including customer WC's, managers office and staff facilities. The second floor comprises a storage room and managers accommodation which includes kitchen, two double rooms and a bathroom.



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APPROXIMATE FLOOR AREAS - GIA

| Floor | Description | Sq.m | Sq.ft |
|-------------|---------------------|------|-------|
| Ground | Trading & Ancillary | 451 | 4,852 |
| Basement | Ancillary | 23 | 249 |
| First | Ancillary | 114 | 1,226 |
| Second | Ancillary | 99 | 1,063 |
| Outbuilding | Ancillary | 40 | 432 |
| Total | | 727 | 8,117 |

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

The property is held heritable.

RATEABLE VALUE & EPC

2017 Rateable Value - £74,000

EPC - G-304

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 1am Monday to Sunday.

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TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents CBRE and Savills. Under no circumstances should any direct approach be made to any of our clients staff.

The guide price is £325,000, plus VAT if applicable, for the benefit of our clients heritable interest.

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