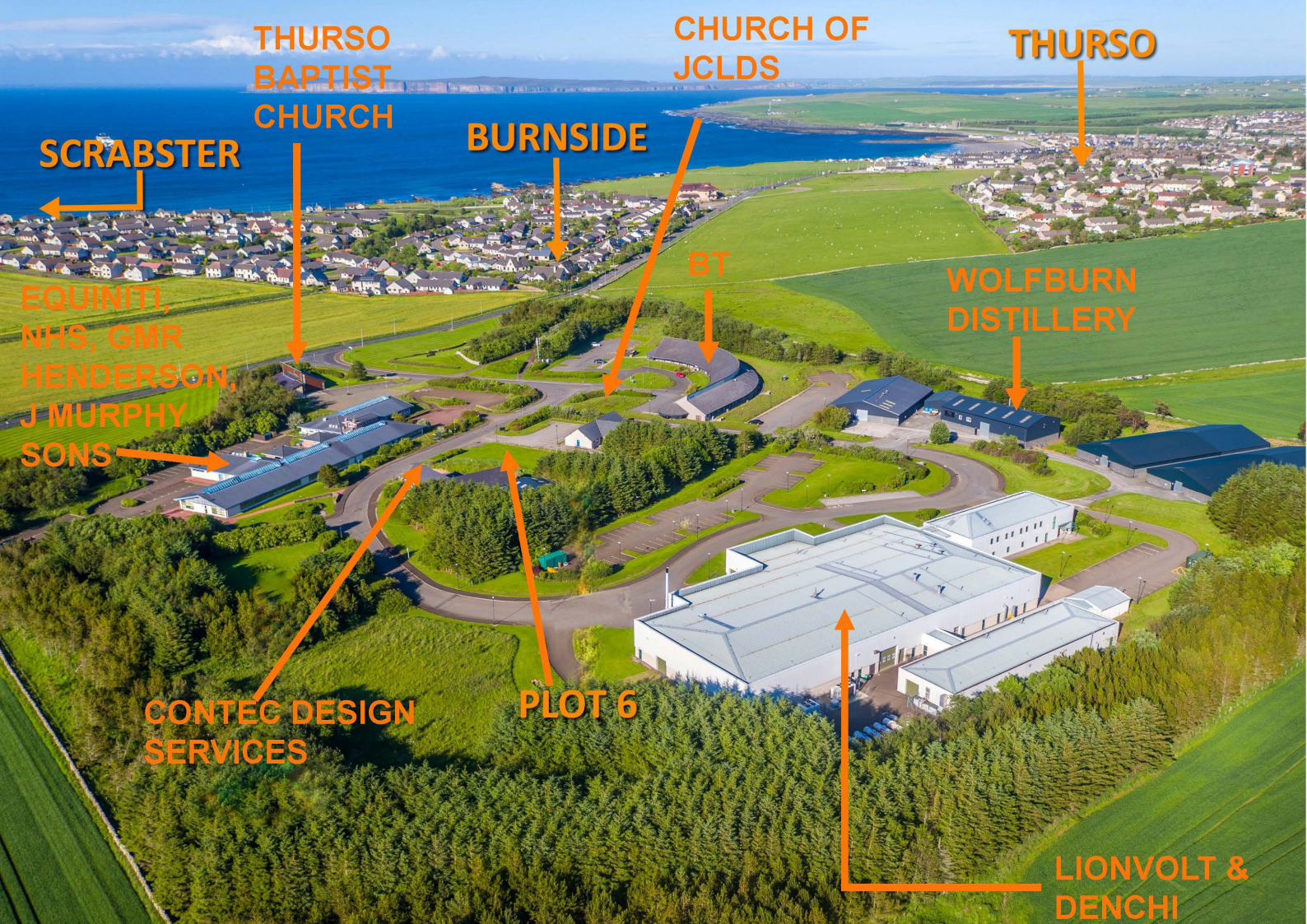




FG Burnett



For Sale

Plot 6, Thurso Business Park

Thurso, KW14 7XW

- Last remaining development plot
- Site area: 0.42 Acres
- Suitable for Class 4, 5 & 6 use



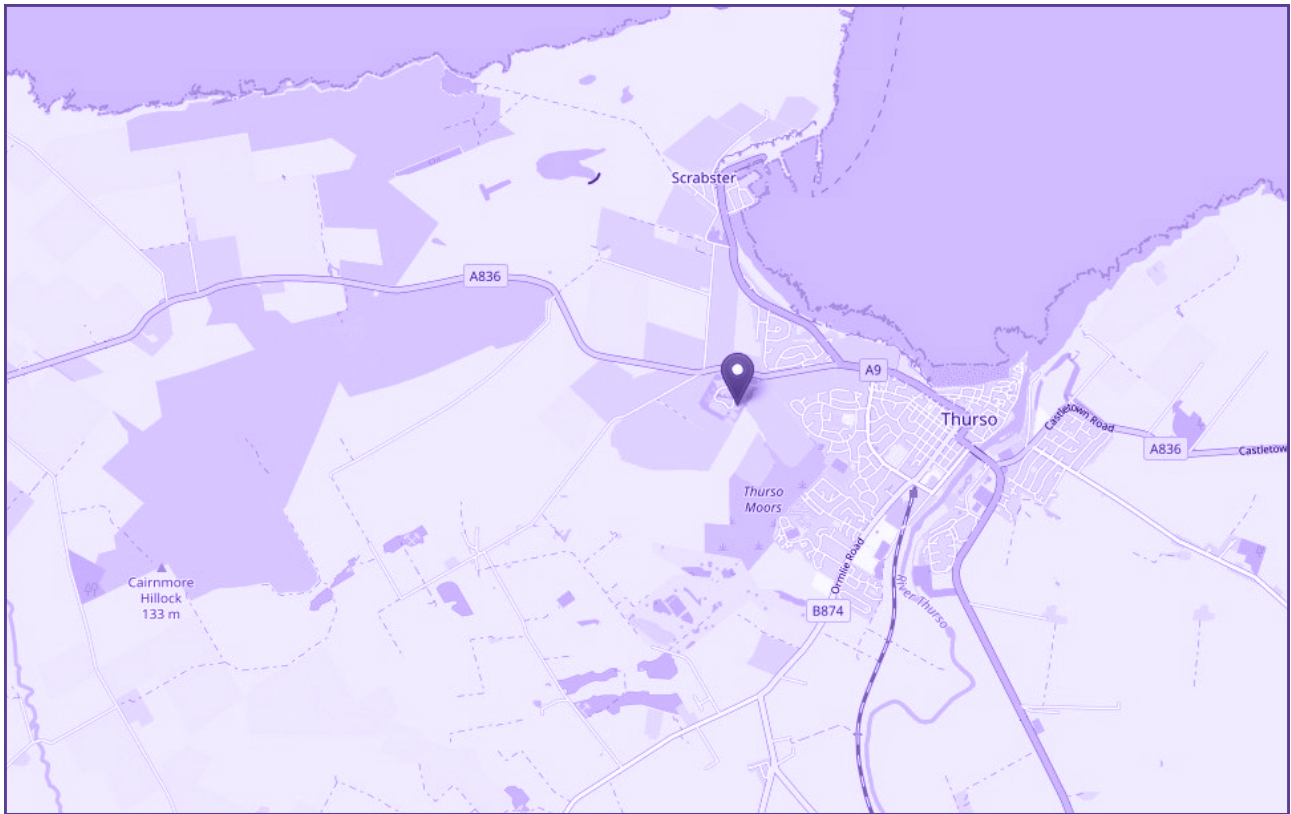
Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



All enquiries:

01224 572 661/
01463 215 120

fgburnett.co.uk
savills.co.uk



Location

Thurso is one of the two principal towns in the county of Caithness, situated on the north coast of the Highlands. The town benefits from good road and rail links to the south, offering connectivity despite its coastal location.

The subjects comprise the last remaining development site within the established Thurso Business Park, which occupies a prime business location on the north-western outskirts of the town, approximately 1.2 miles west of the town centre. Thurso Business Park was developed by Highlands & Islands Enterprise and accommodates a range of commercial uses, including clean industrial and office premises, alongside further development land. Neighbouring occupiers include Contec Design Services, Wolfburn Distillery and Lionvolt & Denchi.

Description

The subjects comprise the last remaining development site at Thurso Business Park. The Business Park has already been developed and there is a mixture of office, light industrial and business uses. The subjects are a platformed site ready for development, laid in grass. A Deed of Conditions is in place with regard to the Business Park including maintenance of the common parts and the Business Park has the benefit of a high quality landscape with extensive amenity areas.

Planning

The site is suitable for Class 4, 5 & 6 development which incorporates such uses as offices, research & development, light industrial and storage & distribution.

Notwithstanding this, interested parties should make their own enquiries regarding planning with Highland Council Planning Department at www.highland.gov.uk

Services

Mains services have been installed within the main estate road network and it is understood that connections are available for the individual sites. Interested parties will be required to make enquiries with the relevant utility authority.

Price

£23,000 exclusive of VAT.

VAT

VAT will be payable in addition to the sale price.

Sale Conditions / Development Timescale

The sale will be subject to the purchaser gaining planning permission for the proposed development prior to completion.

It will also be subject to a Section 32 Title Agreement, which will restrict the use of the proposed development and oblige the purchaser to complete the development within 2 years of conclusion of the sale.

General

A closing date will be set for receipt of formal offers. HIE's decision making will normally be based upon the highest offer received but HIE is under no obligation to accept the highest, or indeed, any offer.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett and Savills are required to undertake AML diligence on a purchaser. Accordingly, a successful bidder will be required to provide financial information and personal identification and we will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

Immediate entry is available.



Viewings & Offers

Please contact the joint agents to discuss your interest further or to arrange a viewing. All offers should be submitted in writing to the joint agents.

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