



FG Burnett



For Sale

Plot 9

Wick Business Park

Wick, KW1 4QR

Site Area: 0.26 Hectares (0.64 Acres) approx.

- Development land available in a prominent position
- The site can also be split to suit purchasers demand
- Suitable for use Class 4
- Offers over £22,500



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



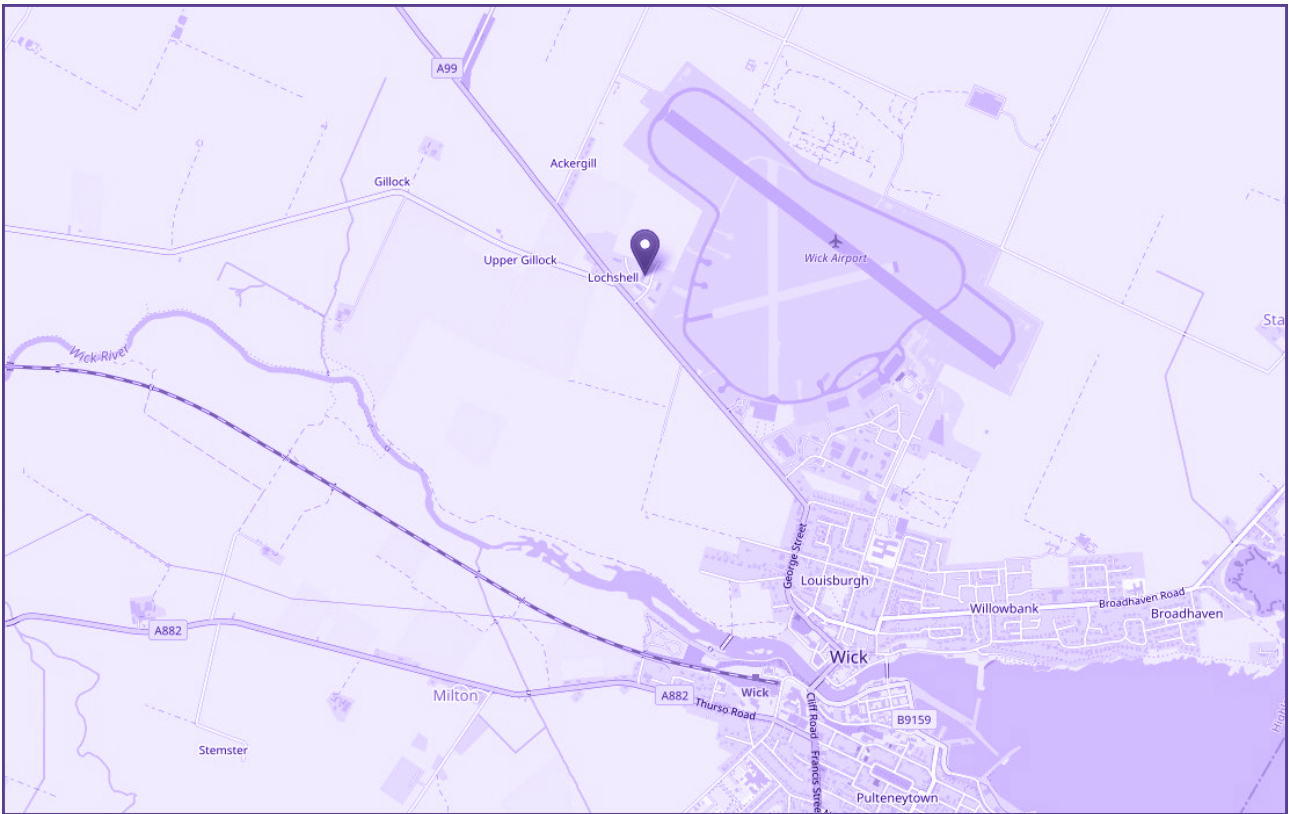
All enquiries:

01224 572 661/

01463 215 120

fgburnett.co.uk

savills.co.uk



Location

Wick is the principal county town for Caithness, situated approximately 100 miles north of Inverness and connected via the A9/A99 Trunk road, the Inverness to Wick/ Thurso rail line and Wick Airport. Thurso and Scrabster are approximately 20 miles to the north-west, with regular ferries to Orkney, complemented by the ferry service from Gills Bay to Orkney. The world famous NC 500 route passes through Wick and has raised the profile of the area.

The economy has a blend of sectors including onshore and offshore wind, oil and gas, agriculture and food and drink, with the long term decommissioning of the Dounreay nuclear facility securing significant activity. Rolls Royce, BT and Subsea 7 are key employers and the Beatrice Offshore Windfarm, led by SSE Renewables, is one of the largest ever private sector infrastructure projects in Scotland, with its O&M base at Wick Harbour.

The units are located at Wick Business Park, on the north eastern outskirts of Wick adjacent to the A99 Thurso/John O'Groats road. The business park has a mixture of office and industrial buildings, with occupiers including NHS Highland, BBM Solicitors, G&A Barnie Group, GMR Henderson and Lochshall Dental Clinic. It is situated close to Wick/ John O'Groats Airport which has regular connections with Aberdeen.

Description

The subjects are the last remaining development site on Wick Business Park. The Business Park has been developed for office and industrial uses. The access road serving the business Park has been fully adopted with mains services installed. A Deed of Conditions is in place with regards to the Business Park dealing with common parts.

Opportunity

This is a good opportunity to secure a prominent site for either owner occupation or potential development opportunities.

Planning

The site is suitable for Class 4 development for office, research & development or light industrial development.

Services

We understand mains water, electricity and drainage are located on or close to the site. Interested parties will however be required to make relevant enquiries with the appropriate utility companies. It may be necessary to form a SUDS Scheme within the site. Further advice in this regard should be sought from Scottish Water and SEPA.

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.

Price

Offers over £22,500 exclusive of VAT.

VAT

VAT will be payable in addition to the sale price.

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

On conclusion of legal missives. Early 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.



Jonathan Nesbitt

t: 07771 923 401

e: jonathan.nesbitt@fgburnett.co.uk



Sandy Rennie

t: 01463 215 120

e: sandy.rennie@savills.com



fgburnett.co.uk
savills.co.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of His Majesty's Stationery Office. © Crown Copyright PU 100017316.

No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants, a request for information will be made at the appropriate time.