



eric young & co

■ RETAIL ■ BUSINESS SPACE ■ CHARTERED SURVEYORS ■

*** Confidential - Staff Unaware ***

On the instructions of Tesco Stores Ltd

SUPERMARKET SITE TO LET/MAY SELL DUE TO RELOCATION

Millbank Road

Thurso KW14 8PS

LOCATION

Thurso is the most northerly town in mainland Britain, 110 miles north of Inverness and 20 miles to the north west of Wick in Caithness. The town has a population of circa 9,000 people with a catchment of circa 25,000.

The economy is dominated by the Dounreay Nuclear Power Station, there is a BT Call Centre plus the busy fishing and commercial ports of Scrabster with numerous wind farms and tidal energy developments located within the immediate area.

The unit itself is located in a very prominent roadside position off the main A9 road entering the town from the south in close proximity to the junction with A836 which is the main road leading to the east of the town.

DESCRIPTION

The subjects comprise a ground floor traditional supermarket unit which extends to the following approximate areas:

Ground Floor	19,000 sq ft	(1,765 sq m)
Site Area	2.59 acres	(1.105 hectares)

There are approximately 159 car parking spaces on the site.

The unit could lend itself to subdivision and therefore there may be flexibility in the unit sizes.

TERMS

Offers are invited for our client's heritable interest with vacant possession. Alternatively rental offers are invited for a new FRI lease of a negotiable term for the entire unit or for the units to be created should the the demise by subdivided.



PLANNING

We have been advised by the local planning department that the subject premises benefit from an open Class 1 planning consent with the benefit of food use.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2010 is **£162,000**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 40.7 p, (plus large property supplement of 0.70 p) this rateable value will result in an estimated rates liability in financial year 2010/11 of **£67,068**.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING

Please note this is **Strictly Private & Confidential** and staff are unaware of the pending disposal. All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641.

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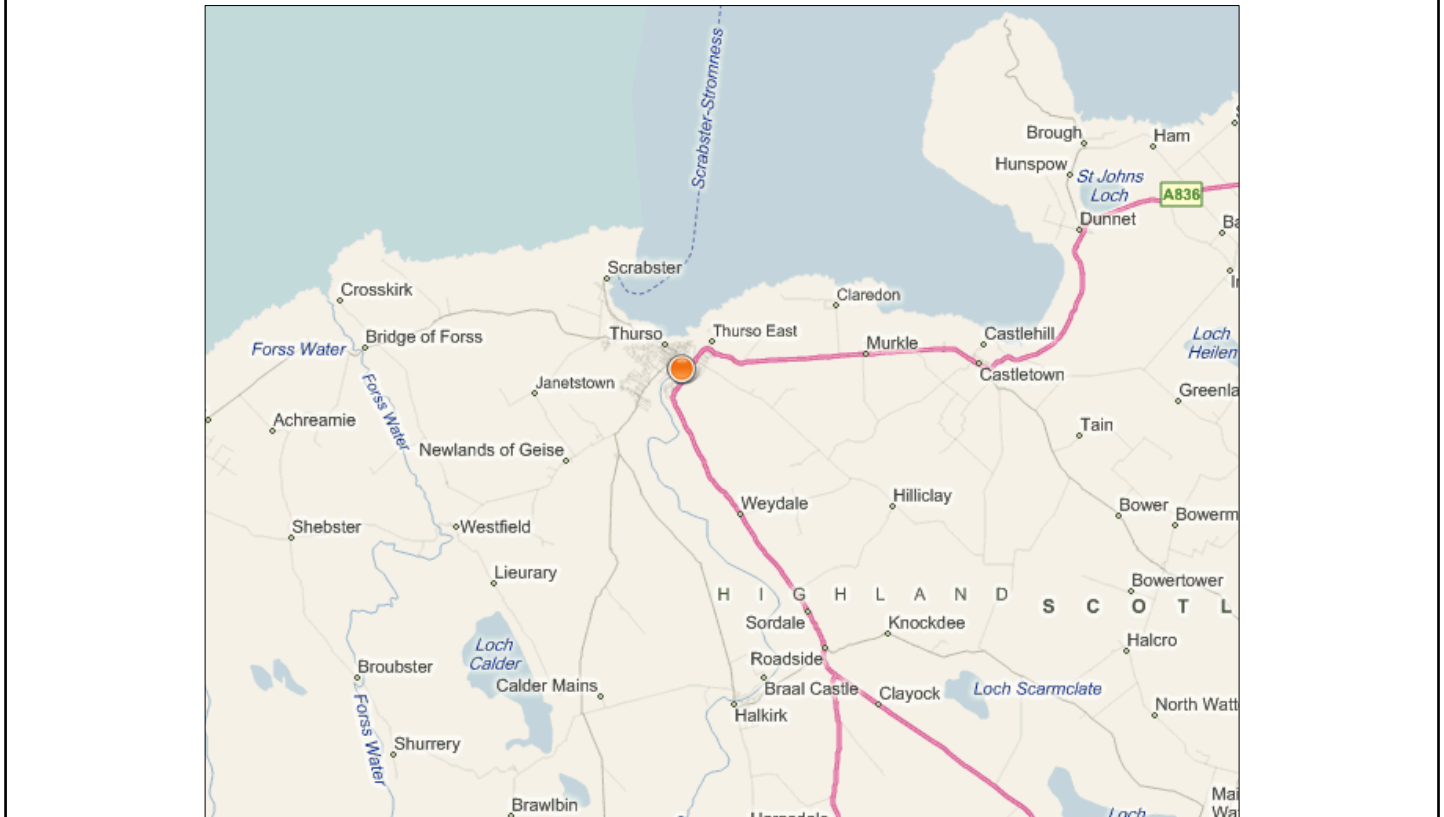
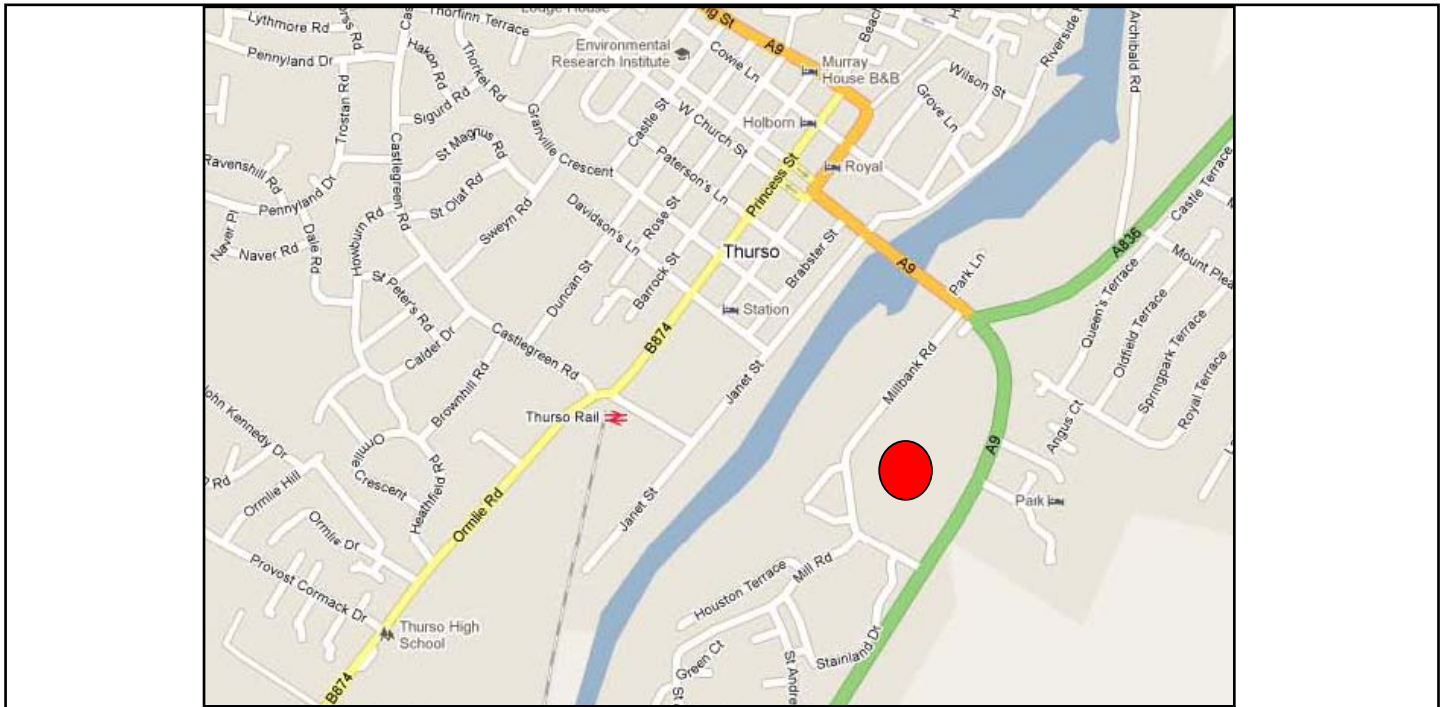
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