



**ALLIED
SCOTLAND**
Chartered Surveyors

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FOR SALE

****NEW REDUCED PRICE****

**NAVER BUSINESS CENTRE
NAVER ROAD, THURSO, KW14 7QA**



- Business opportunity with asset management potential
- Business Centre available to purchase with benefit of existing income
- Redevelopment Potential subject to consent
- **Offers Over £195,000**

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

DESCRIPTION & LOCATION

Thurso is the main town in the north of Scotland, and the administrative centre for Caithness and the north coast. It has a resident population of approximately 9,000, and has a broad range of amenities and facilities including secondary and tertiary education, a range of town centre retail property, business and industrial parks, and is adjacent to the ferry port of Scrabster, serving the Orkney Islands and the oil industry. Thurso is also approximately 8 miles east of Dounreay Nuclear Power Station, and derives a great deal of business from the ongoing decommissioning works. Inverness, the Highland capital, is 110 miles south.

The property is located within the Pennyland Housing Estate, on the western outskirts of Thurso, approximately a half mile from the town centre. Surrounding properties are predominantly residential in nature with a sports ground located to the rear.

The subjects consist of a linked two storey building providing office accommodation on ground and first floor. On two sides the property is linked with adjoining residential dwellings.

It is understood the subjects were originally built in the 1960's as an apprentice hostel for Dounreay and were subsequently converted by the local authority to a care home. In 2002 the property was completely refurbished and converted to its current use. As a business centre it provides furnished offices of various sizes, meeting rooms with catering and business services.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice to provide the following accommodation:

Ground floor

Entrance Conservatory	-	21.85 sq m (235 sq ft)
Offices	-	234.57sq m (2,525 sq ft)
Stores	-	21.51 sq m (232 sq ft)
Kitchen	-	12.75 sq m (137 sq ft)
Dale Suite	-	20.25 sq m (218 sq ft)

First floor

Offices / Kitchen / Meeting Rooms	-	254.3 sq m (2,737 sq ft)
Stores	-	23.42 sq m (252 sq ft)

TOTAL **780.3 sq m (8,399 sq ft)**

SERVICES

Mains water, drainage and electricity are connected. Heating is provided by a series of electric storage heaters and panel heaters. Lighting is generally provided by fluorescent fittings. In addition the subjects benefit from superfast broadband and a fully DDA Compliant 8 person lift.

RATEABLE VALUE

Rates will be the responsibility of the owner.

EPC

The property has an EPC rating of E+. A copy of the Energy Performance Certificate is available on request.



BUSINESS & REDEVELOPMENT POTENTIAL

The subjects offer an opportunity to purchase attractive office premises suitable for owner occupation with an established rental income in place and asset management potential for a proactive owner. The occupancy of the building is currently sitting at over 70% with nett earnings approaching £40,000 per annum. In its current state it represents a potential yield of almost 20%.

Furthermore, owing to the residential property surrounding the subjects there is potential for residential redevelopment of the property, subject to consent.

SALE TERMS

Our client will consider offers over **£195,000** to purchase the entire building with the benefit of the existing income from the business centre. Existing tenants within the business centre include Caithness Chamber of Commerce, Harper & Macleod, Navertech, Clark Thomson Insurance Brokers, Cavendish Nuclear and Morson Projects.

A full tenancy schedule is available to interested parties.

LEGAL COSTS & STAMP DUTY

Each party will be responsible for their own legal costs and the purchaser will be responsible for applicable stamp duty.

VIEWING

Please contact Andy Gray at our Inverness office for all further information or to arrange a viewing.

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