



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**12 Rotterdam Street**

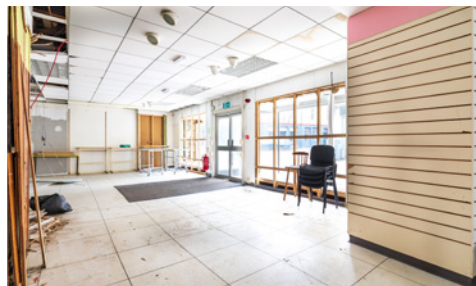
THURSO, CAITHNESS, KW14 8EN



McEwan Fraser Legal is delighted to present to the market this substantial ground and first-floor commercial unit located in the heart of the Scottish town of Thurso.

Internally, the property benefits from a large open plan ground floor retail space included in the space to the rear of the property is a returning staircase giving access to the first floor. The property can be accessed from the front and the rear and is approx 566 sq mt in size.

Benefiting from class 1 (retail) consent the property would be a great addition to a commercial landlords portfolio however give the property is located in a high footfall area may also lend itself to a variety of alternate uses such as gymnasium, restaurant or business centre.







12 Rotterdam Street

THURSO



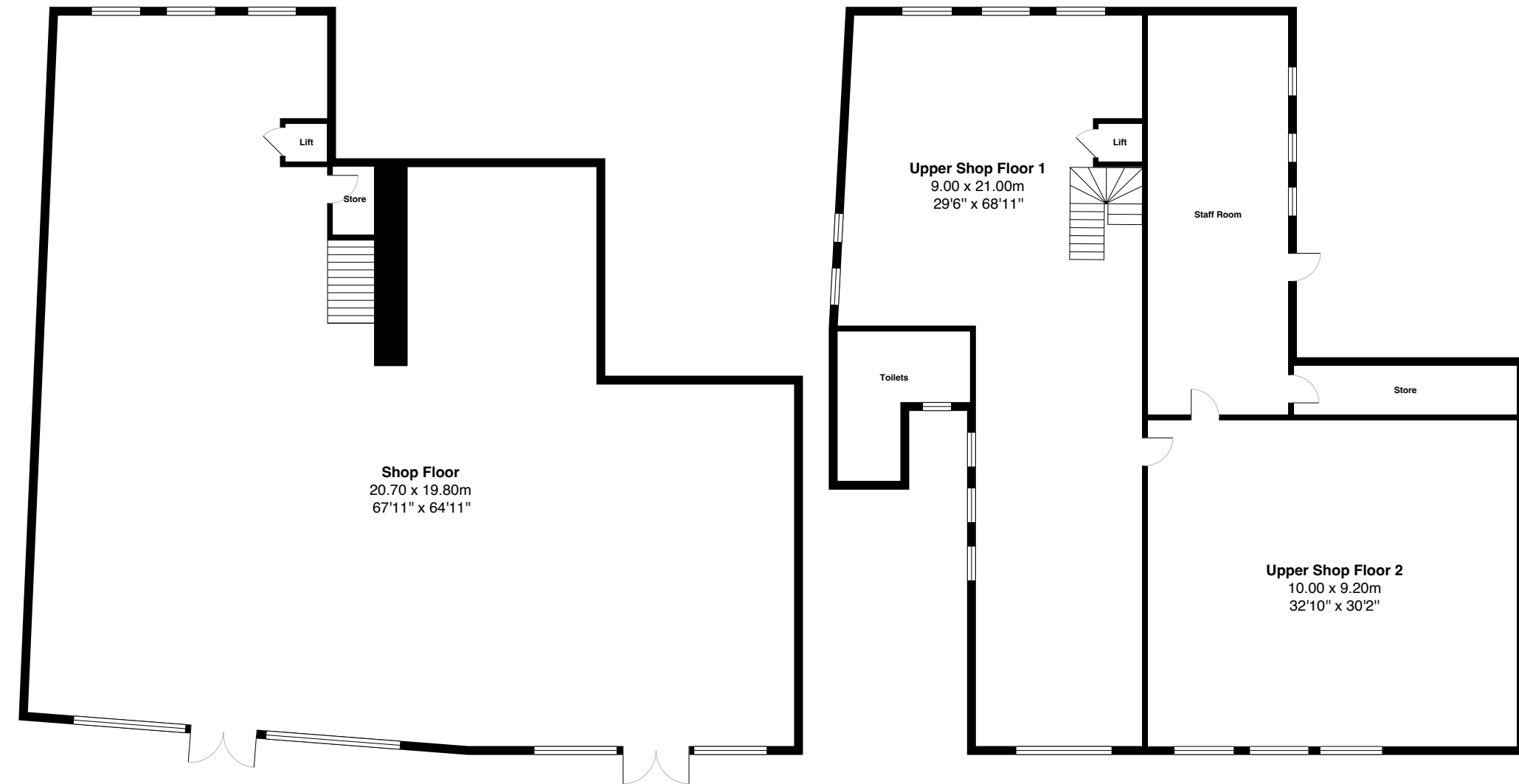


12 Rotterdam Street  
THURSO



Property size -  
Ground 306.48 sq mt  
1st Floor: 259.85 sq mt  
Total: 566.33 sq mt

Tenure - Freehold  
Services - Mains gas, electricity, water and drainage.

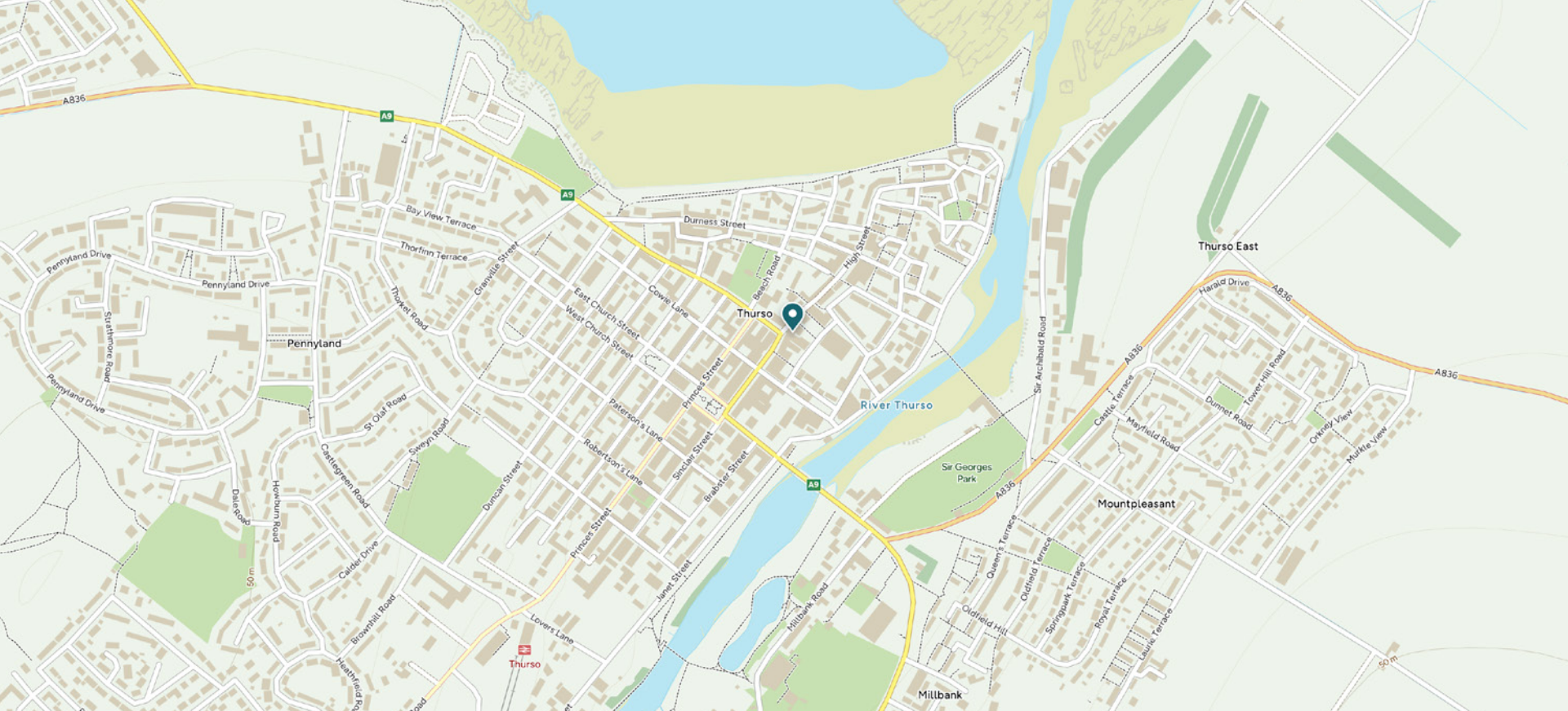


Located in the centre of Thurso and only a 5 minute walk from the train station and Thurso bay. Thurso has many facilities including a health centre, dentist, shops, hotels, restaurants, supermarkets and a railway station with regular services to Inverness and connections to the rest of the UK. Wick Airport has daily flights to Edinburgh and Aberdeen where domestic and international flights are available. The University of the Highlands & Islands (UHI) offers many further education opportunities in both Wick & Thurso. Caithness General Hospital is located in Wick and is a rural general hospital offering a large range of medical services to the surrounding area.

The Scottish Highlands are renowned as a world-class destination for outdoor pursuits such as hill-walking, fishing, sailing, pony trekking, mountain and road biking with the far north, often referred to as the last great wilderness in Europe, providing some of the most beautiful beaches and mountains in Scotland and of course the world-famous North Coast 500 route.







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Part  
Exchange  
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