



The Haven, Thurso

Offers Over £380,000



**Yvonne
Fitzgerald**
PROPERTIES

01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

Property Information

Yvonne Fitzgerald is delighted to bring to the market this tastefully decorated retail unit that lends itself to a variety of different uses. Recently refurbished to a high standard, it is the current owners wishes that part of the upstairs building is continued to be utilised by the local community. At present the building is being rented out by several tenants and is achieving a good level of rental income.

Internally the generous accommodation extends to 450.76 m2 in size with a coffee shop being run from the ground floor. The fixtures and fittings of the coffee shop are included in the sale as well as a commercial kitchen. The coffee shop is currently being leased by tenants and the business element of trading is not included in the sale. The café can accommodate 46 covers although there is scope to extend this. There is also a toilet and a useful deep cupboard which provides storage.

Upstairs there is a children's play area with a climbing wall and soft play area as well as a seating where families can enjoy a coffee whilst watching their children play. A further room is leased to Gails Sewing whom has also been a long-term tenant.

A large reception room is also being used for community use and there is also an office with internet which is also available for rent. The boiler room upstairs houses the new central heating system and there is also a generous WC.

Downstairs accommodation is as follows:

Coffee Shop 5.1m x 13.79 m and 4.81m x 4.64m

Meeting Room 4.41 x 8.52m

Commercial Kitchen 3.12 x 5.36 m

Storage Cupboard 2.03 x 1.59 m

WC 3.46 x 2.43 m

Upstairs Accommodation

WC 2.7 x 2.72m

Seating Area 5.45m x 7.07 m

Kids Play area 5.58m x 17.6 m

Gails Sewing Room 5.45m x 6.7m (Approximate)

Communal Room 8.93 x 5.33m

Office 2.09m x 4.02m

Boiler Room 2.75m x 2.69m

Rateable Value

£10300



Extra Information

Services

School Catchment Area is - N/A

EPC

EPC - N/A

Council Tax

Band -

Tenure

Freehold

Viewing

If you would like to view this property, please contact the office on 01847 890826

Extras

What3Words: /// remedy.suitably.tokens

Key Features

- **Popular Cafe**
- **Well established**
- **Children's Indoor Play Area**
- **Town Centre Location**



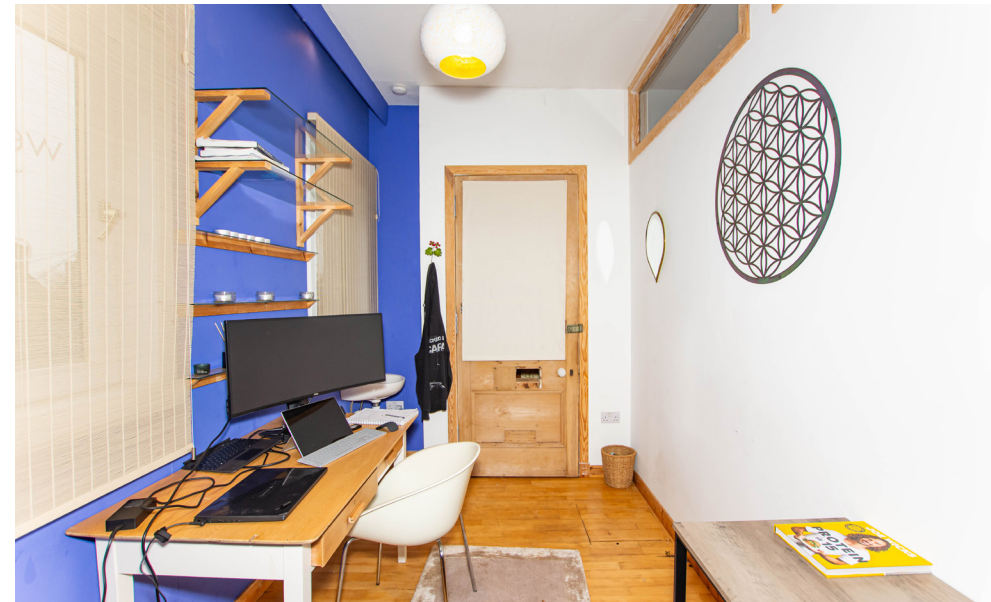
Property Photos



Property Photos



Property Photos



THURSO

Property Location

The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants. There are good coach and rail links south. There are leisure facilities within the town, which include a cinema and a swimming pool, and outdoor pursuits include surfing, fishing, and yachting. There is an airport and hospital in Wick, which is twenty minutes driving distance away.



Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic. Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

Why Choose Yvonne Fitzgerald Properties

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography





All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.