



Georgesons
Estate Agents

Development Property

Adastra, 36 Dempster Street, Wick

NEW REDUCED PRICE



The Property

A development opportunity, this substantial former drill hall is of traditional stone construction and retains many original features. A very historical building to the town of Wick, the drill hall was used by the Territorial Army from 1890 to 2018. The ground floor accommodation comprises of commercial kitchen, bar, lounge, six bedrooms, office, shower room, WC block and various store rooms. The 1st floor is a large hall with high ceilings, two changing rooms and WC block. To the front of the building there is ample off road parking. This large building could be converted for many residential or commercial uses subject to suitable planning.

The Area

Wick is the most northerly town on the East Coast of Scotland. It is a Royal Burgh and County town with the Council offices and the Sheriff Court, offering shoppers multiple stores such as Boots, Co-op, Lidl, Tesco, B&M, Superdrug and Argos, together with most of the Scottish banks. Primary and secondary education is fully provided. Sporting facilities include a fine links golf course, squash club and public swimming pool/gymnasium. Wick has an Airport with direct flights to Aberdeen and Edinburgh and a railway link to Inverness and further south.





Large wooden double doors leading to –

Entrance hall – 15.8 x 2.4m

Leading to –

Bedroom 1 – 5.07 x 5.06m



Bedroom 2 - 3.31 x 3.85m

Bedroom 3 - 2.65 x 3.85m

Office – 4.71 x 3.62m

Access to kitchen and store room

Living room – 14.4 x 5.10m



Bedroom 4 – 3.35 x 2.75m

Bedroom 5 – 4.47 x 2.46m

Bedroom 6 – 4.82 x 4.37m

Corridor to WCs, shower room and various storage rooms.

Stairs leading to 1st floor –
Tennis court/Gym with toilets and changing rooms.

Hall - 23.5 x 11.5m

Changing room 1 – 2.33 x 5.15m

Changing room 2 – 3.31 x 5.15m

External fire exit stairs.

Off road parking for several vehicles.

All sizes are approximations.

Postcode – KW1 5QB

Council Tax – Band G **EPC** – G

Price – Offers over £100,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons

Prospective purchasers should note:

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
 - (a) that any measurements given are accurate;
 - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self-proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

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