



VIDEO
TOUR

OFFICE PREMISES

- > RENTAL - £6,750 PER ANNUM
- > SIZE – 115.45 SQM. (1,243 SQFT.)
- > BUSY TOWN CENTRE LOCATION
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS

TO LET

1ST FLOOR, 19 EAST CHURCH STREET, BUCKIE, AB56 1EX

CONTACT: Shona Boyd, shona.boyd@shepherd.co.uk, 01224 202800, www.shepherd.co.uk

**SHEPHERD**
COMMERCIAL

Office/Commercial Premises in Buckie Town Centre

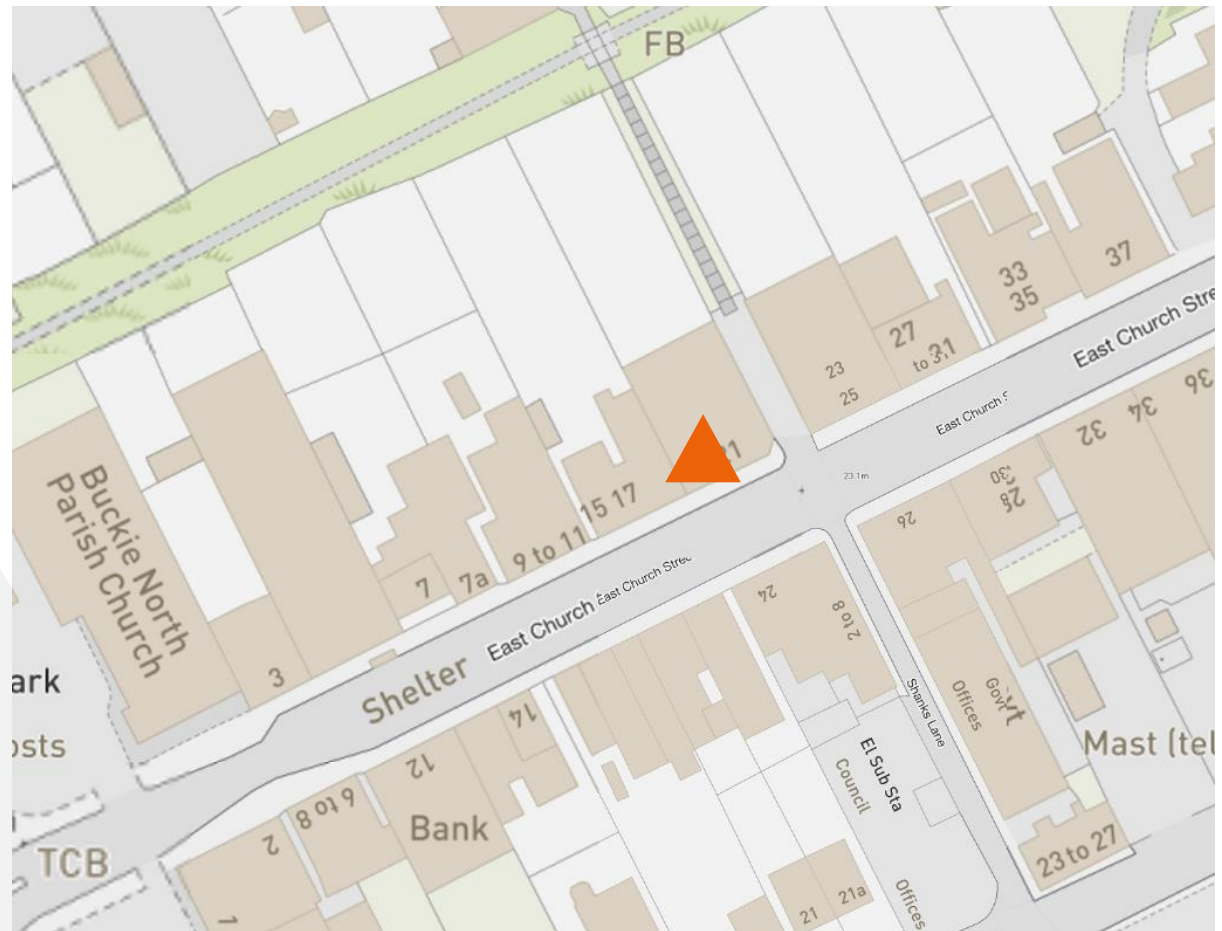
LOCATION

The subjects can be found within the small coastal village of Buckie which has a population of around 8,300 people. Buckie is located on the east coast of the Moray Firth, some 61 miles north of Aberdeen, and 56 miles east of Inverness, and is located off the A98 coastal route, which serves the coastal towns of Banff, Macduff and Fraserburgh. In addition, it links directly to the A96 Aberdeen to Inverness trunk road. Buckie itself serves as an important administrative and service centre for the west half of Aberdeenshire/Moray and is enhanced by its attractive coastal location. More specifically the unit is located on the north of East Church Street, which is a main commercial thoroughfare of Buckie. Surrounding commercial occupiers include Stew n Drews Ice Cream, Sandison's Café Bar, M&CO and the Co-op

DESCRIPTION

The subjects comprise a first floor suite within a two storey and attic building of traditional stone construction. The unit is accessed via street level, from a timber doorway. A common area stairwell provides access to the first floor suite. Internally the unit provides accommodation with seven separate rooms of varying sizes. The unit is similarly finished throughout with bare timber flooring, and walls of a painted plasterboard finish. The property benefits from ample natural lighting with the majority of room featuring glazed windows which are floor to ceiling height. W.C facilities are located within the premises. Heating to the unit is by way of wall mounted electric heaters.

The subjects would be suitable for a range of office based and professional service type uses.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
TOTAL	115.45	1,243

The above mentioned floor areas are calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

RENTAL

£6,750 Per Annum.

LEASE TERMS

The accommodation is available on the basis of New Full Repairing and Insuring Lease of negotiable duration.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £6,000.

100% Rates Relief may be available to qualifying occupiers, with further information available on request.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of ' G'.

Further information and recommendation report are available to seriously interested parties upon request.

VAT

All rents, prices, premiums etc are quoted exclusive of VAT.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsibly for any LBTT, registration dues etc.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN
 Shona Boyd, shona.boyd@shepherd.co.uk, 01224 202800

www.shepherd.co.uk



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