

RETAIL PREMISES

- > ESTABLISHED LOCATION WITHIN BUCKIE TOWN CENTRE
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS
- > PRICE- £90,000
- > SIZE – 177.04 SQM. (1,906 SQFT.)

FOR SALE

12 EAST CHURCH STREET, BUCKIE, AB56 1AE

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LOCATION

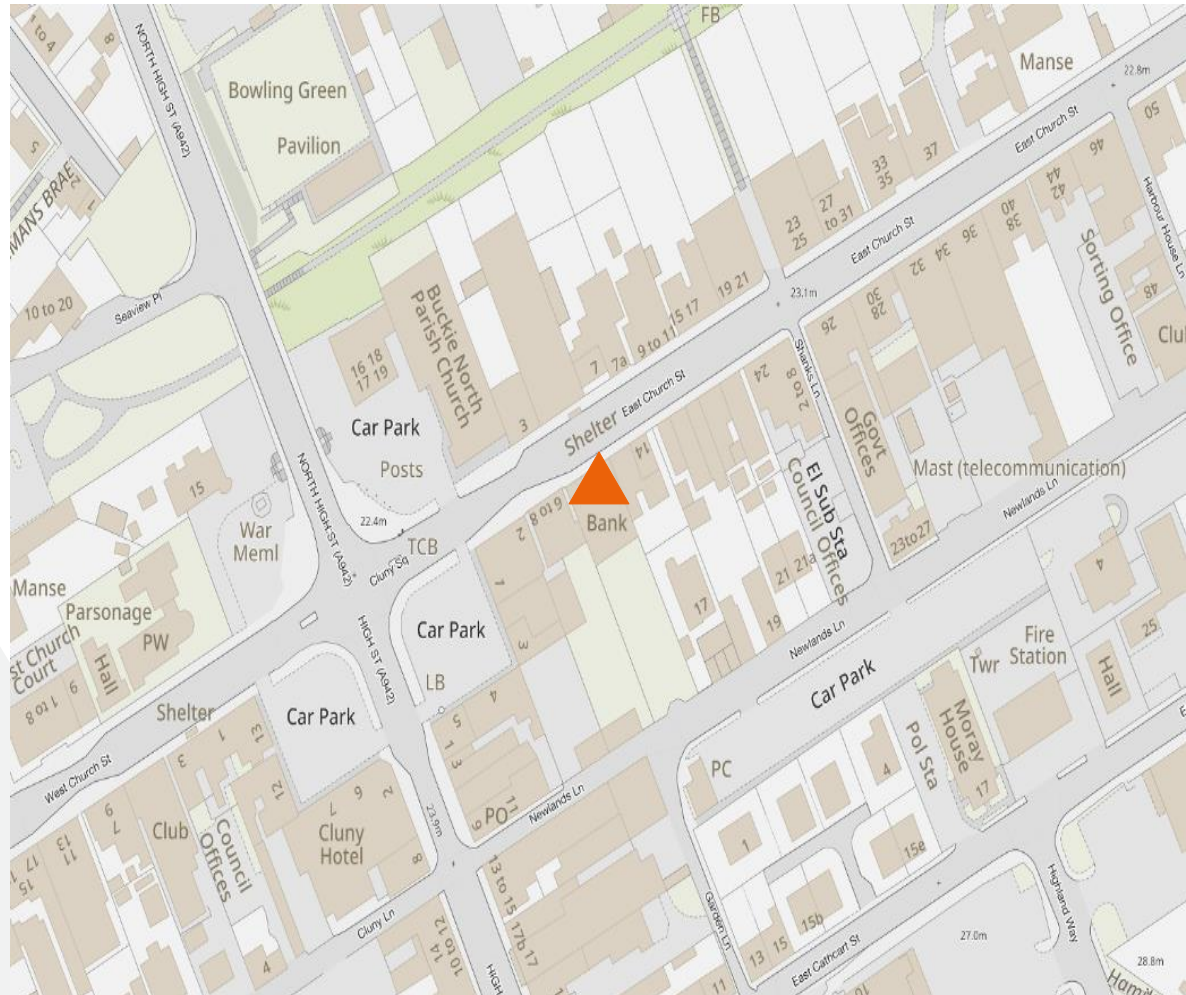
The subjects can be found within the coastal village of Buckie which has a population of around 8,300 people. Buckie is located on the east coast of the Moray Firth, some 61 miles north of Aberdeen, and 56 miles east of Inverness, and is located off the A98 coastal route, which serves the coastal towns of Banff, Macduff and Fraserburgh. In addition, it links directly to the A96 Aberdeen to Inverness trunk road.

More specifically the subjects are located on the south side of East Church Street, with forms part of Buckie's main commercial thoroughfare. The surrounding occupiers are a mix of residential and commercial in nature. Other commercial occupiers within the vicinity include The Fry Inn, Subway and Grant Smith Law Practice.

DESCRIPTION

The subjects comprise the ground floor of a two-storey building of traditional stone construction, with a slate pitched roof over. The unit provides a window display to either side of the pedestrian doorway, with fascia signage above the entrance.

Internally, the subjects provide an open plan retail area with partitioned rooms for staff office use and storage. To the rear of the property there is further storage accommodation available, along with a staff tea prep and W.C facilities. The main sales area provides accommodation for a range of retail uses or professional services. In terms of finishes to the unit, the flooring is a mix of laminate and carpet, with the walls being painted plasterboard. The ceiling comprises suspended acoustic tiles with fluorescent panels fitted to provide artificial lighting. Heating to the premises is by way of a gas central heating system.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Shop (Front)	105.22	1,133
Storage (Rear)	71.82	773
Total	177.04	1,906

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).

PRICE

£90,000 is sought for our client's interest in the property.

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £9,800 per annum.

The subjects would qualify for small business rates relief, with further information available on request.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of "E"

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

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT at the prevailing rate.



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

Shepherd Chartered Surveyors 01224 202800 www.shepherd.co.uk
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