

## RETAIL UNIT WITH DEVELOPMENT POTENTIAL

- > NIA – 132.72 SQ.M (1,428 SQ.FT)
- > GIA – 139.84 SQ.M (1,505 SQ.FT)
- > POTENTIAL FOR 100% RATES RELIEF
- > SITES EXTENDS TO 0.06 HECTARES (0.15 ACRES)

FOR SALE

**1 BAYVIEW ROAD, CULLEN, BUCKIE, AB56 4SB**

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## LOCATION

The subjects can be found within the small coastal village of Cullen which has a population of around 1,300 people. Cullen is located on the North Coast of Moray 55 miles North of Aberdeen and 39 miles West of Fraserburgh. Cullen is located off the A98 route, which serves the coastal towns of Buckie, Banff, MacDuff and Fraserburgh. In addition, the A98 links directly into the A96 Aberdeen to Inverness trunk road.

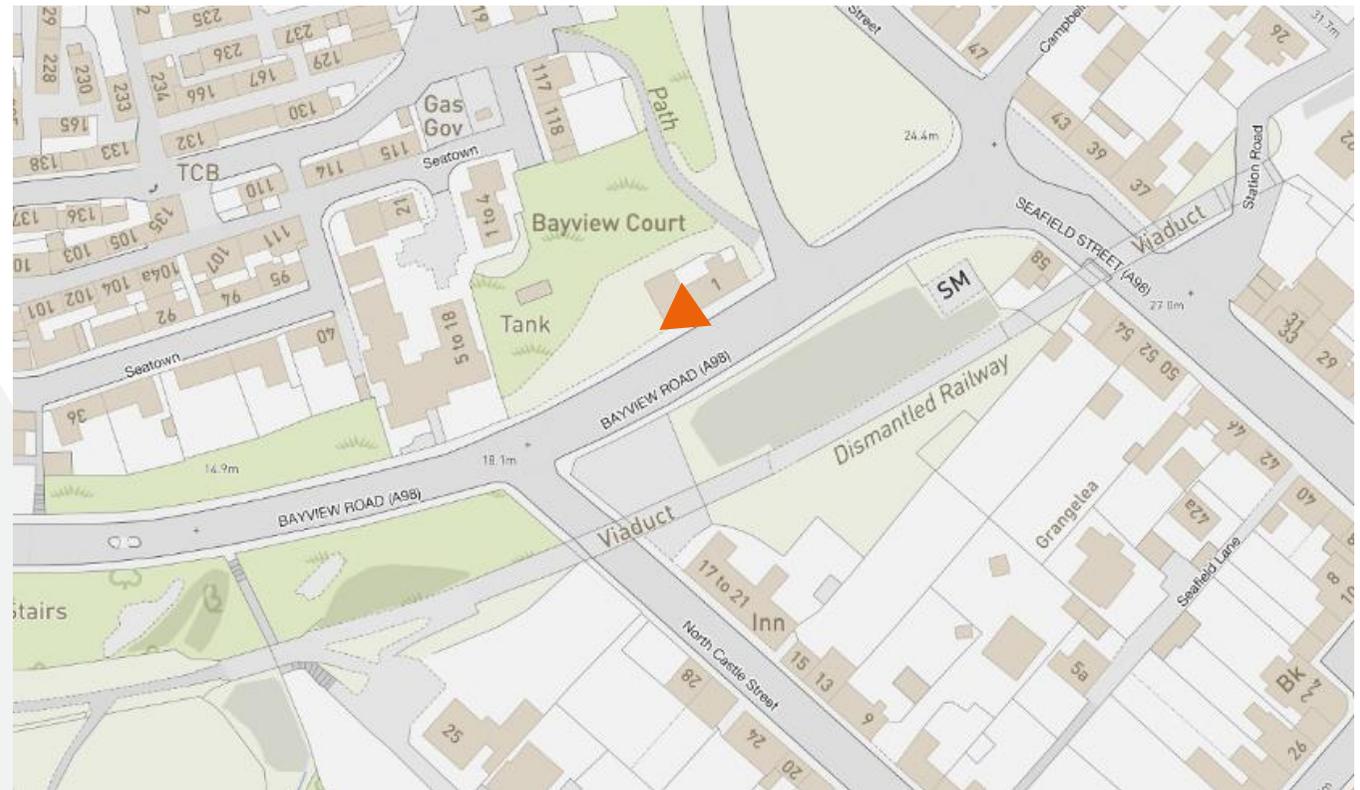
The subjects command a prominent location on the North Side of the A98 Bayview Road in close proximity to Seafield Street which is the main retail area in Cullen.

Surrounding occupiers include Cullen Antique Centre, The Co-Operative Food Shop, Rockpool Café and Cullen Pharmacy as well as a variety of other retailers.

## DESCRIPTION

The exterior of the subjects is of traditional painted brickwork timber display windows and a flat roof over. The subject has the benefit of being in a very visible location on the hillside enjoying an outlook over Cullen and out to sea.

Internally the subjects feature suspended timber flooring with plaster and painted walls and a suspended ceiling which incorporates spot lighting and fluorescent strip lighting. The subjects have been previously used for retail and showroom purposes.



## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor NIA	132.71	1,428
Ground Floor GIA	139.84	1,505

The above floor areas have been calculated on a Net and Gross internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## PRICE

£175,000 is sought for the interest in the property.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £6,200.

## VAT

All prices quoted are exclusive of VAT.

## DEVELOPMENT OPPORTUNITY

We believe the subjects would lend themselves to alternative uses including café, restaurant, office or for residential purposes. Interested parties should make enquiries with the local planning authority to establish the suitability of their use.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of G.

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

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