

TO LET

Former Funeral Director

Size – 153.98 Sqm (1,657 Sqft)

100% Rates relief available to qualifying applicants

Suitable for a range of commercial uses

Rental: £17,000 per annum



VIDEO TOUR



WHAT 3 WORDS

4 NEWLANDS LANE, BUCKIE, BANFFSHIRE, AB56 1PB

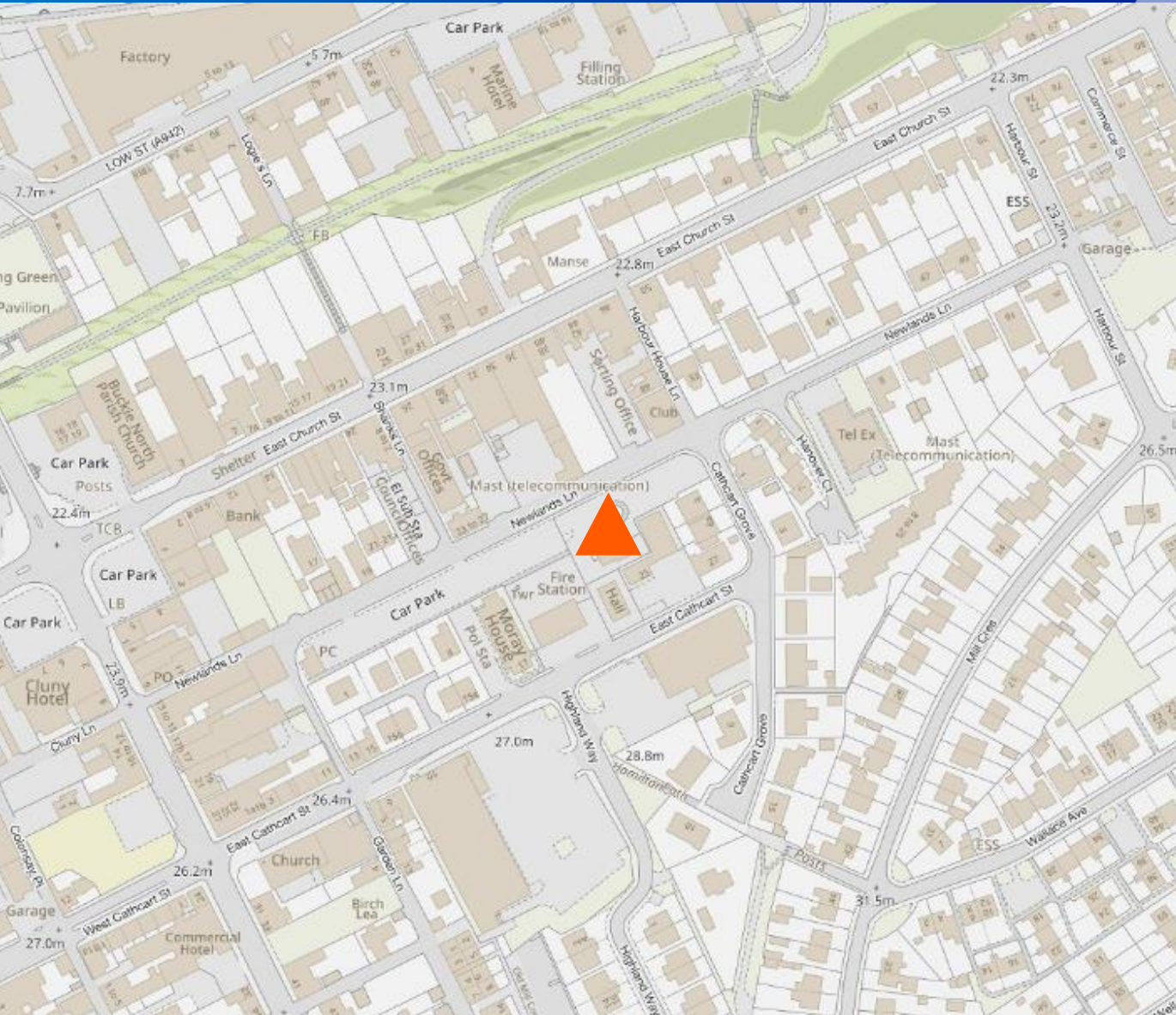
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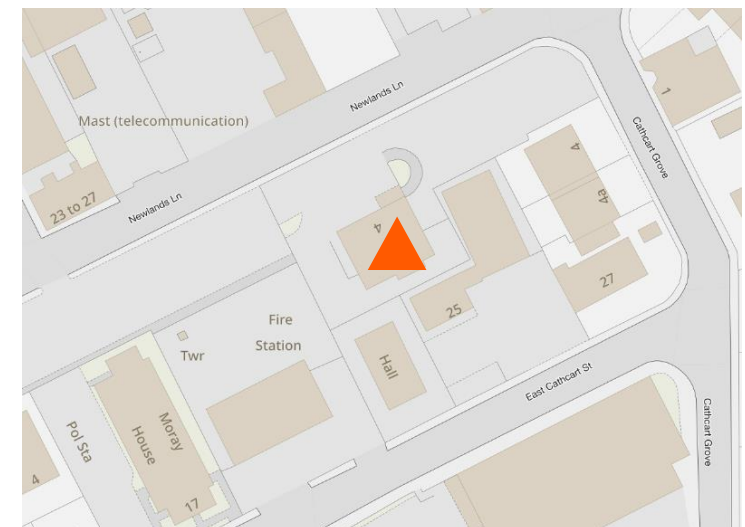
Location

4 NEWLANDS LANE, BUCKIE, BANFFSHIRE,
AB56 1PB



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 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 southern side of Newlands Lane at its junction with East Cathcart Street. The surrounding area provides a mix of both residential and commercial properties, with nearby commercial occupiers including Lidl, The Original Factory Shop, Co-Op and Jobcentre Plus.

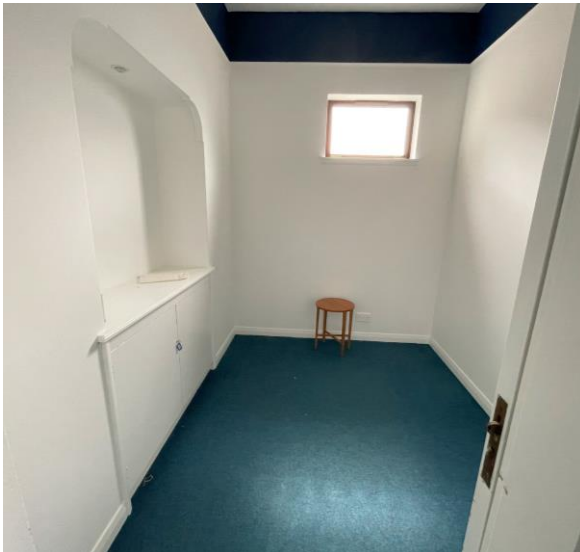


FIND ON GOOGLE MAPS



Description

4 NEWLANDS LANE, BUCKIE, BANFFSHIRE,
AB56 1PB



The subjects comprise of a single storey commercial property of blockwork construction which has been externally harled and has a pitched roof overlaid in tile.

Internally, the entrance provides an open plan foyer which provides access to a main former service hall. Across the building there are separately partitioned rooms, storage options, a staff tea prep and W.C facilities. The subject's benefits from several points of access and would lend itself to a variety of alternative uses, subject to obtaining planning permission.

Car Parking

The premises benefit from private car parking associated with the building.

Accommodation

	m ²	ft ²
Ground Floor	153.98	1,657

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



Rental

£17,000 per annum

Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

Rateable Value

The property is currently entered into the valuation roll for the value of £8,200.

Qualifying occupants would be eligible to 100% rates relief, with further information available on request.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of ' '.

Further information and a recommendation report is available to seriously interested parties on request.

VAT

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

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



Shona Boyd

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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