



11 Union Street

Keith, AB55 5BP

Offers Over £100,000

ccl
PROPERTY



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Keith, AB55 5BP

An excellent development opportunity has come to market, the Railway Club on Union Street in Keith. The Railway Club is fully equipped and currently trading as a public bar 3 days per week. The property occupies the first and second floor of the building and, subject to the necessary statutory and planning conditions, would be suitable for a conversion into 4 residential flats.

The subjects are situated on Union Street, in a central position within the town of Keith. Surrounding properties are a mixture of commercial and residential dwellings. Keith is a charming, Scottish, historic town with authentic narrow streets. The town is divided into Keith and Fife Keith by the river Isla. With a history of cattle trade and textile heritage, the town of Keith still is a thriving community. The Annual Keith Country Show has been going for over 140 years and is one of the most prominent events in the Scottish agricultural calendar. Nestled in the Isla valley, bustling Keith has got four distilleries, numerous traditional shops, good restaurants. The Keith & Dufftown railway is a popular tourist attraction where visitors can travel on 'the Spirit of Speyside' through spectacular Scottish scenery. There is ample to see and do in Keith, with an 18-hole golf course, tennis courts, a bowling club, squash court, skate park, multiple football pitches and a large sports hall. The swimming pool has been refurbished with a gym and sauna room added to the facilities. There are excellent schools and local amenities.





The Business

Currently the business is leased and trading as The Railway Club with the lease expiring in December 2021. The Railway Club is fully equipped as a public bar. On the first floor is the main bar and function room which is equipped with a variety of free-standing tables and chairs. On the upper floor is a commercial kitchen and 3 additional rooms which could be utilised for a variety of purposes. This sale would be suitable for someone looking to take on a very popular licensed premises. Fixtures and fittings are available by separate negotiation.

The Property

The main entrance is from Union Street where the front door opens to a vestibule and stairs leads to the first floor. The first floor has a fully equipped spacious bar with wood burning stove. A number of windows overlook Mid Street. There is also a large function room with an opening to the main hall. There are ladies and gents' toilets also located on this floor,

From the main hall a stair leads to the second floor. This area is currently unused and consist of 3 front facing rooms and a functioning kitchen. There is a store cupboard and WC. In addition, there is a second back stairs that leads to the main hall on the first floor.

It is envisaged that there would be 2 flats on each floor.

There is a separate stair from the main hall that leads to the enclosed back yard and store. Demolition of the store would allow for ample car parking for the development.

Rateable Value

£6,900

Tenure

This property is held on the Scottish equivalent of Freehold.

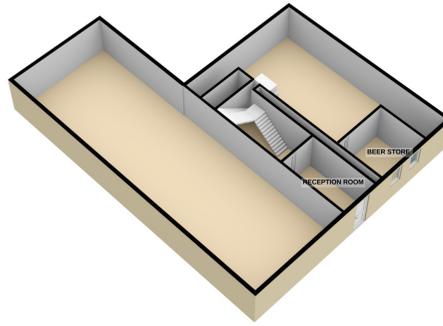
Price

Offers Over £100,000 are sought for the freehold purchase of this heritable property.

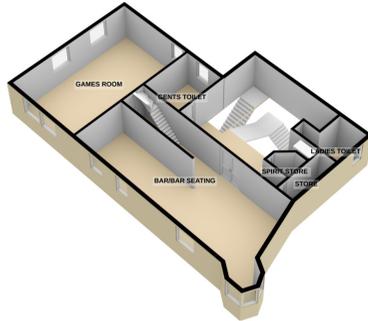
Situation

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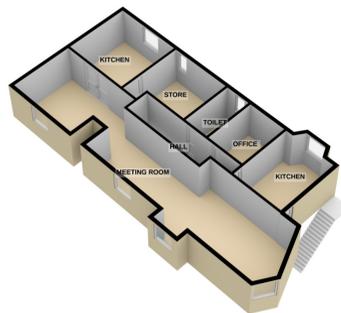
GROUND FLOOR
1401 sq.ft. (130.1 sq.m.) approx.



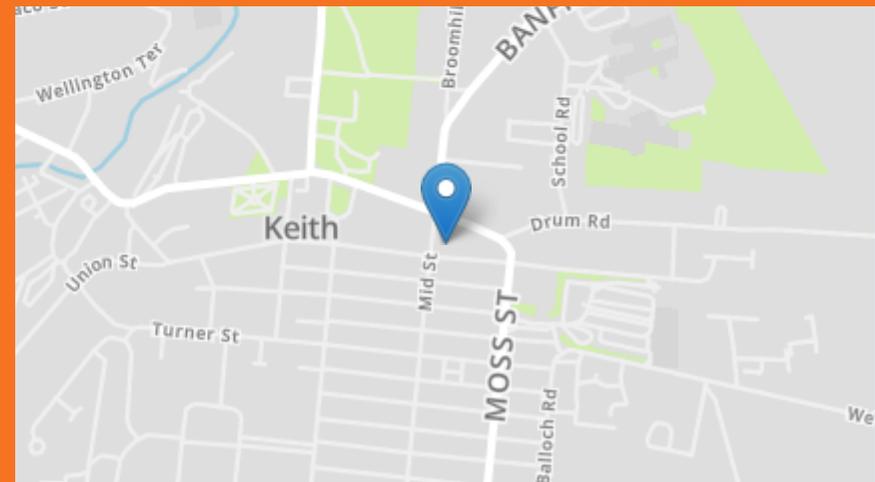
1ST FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



2ND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2021.



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