



CCL



CCL

An excellent opportunity has arisen to acquire a substantial commercial premises, with a secure yard, on Port Long Road in Cullen. There are 3 secure units that vary in size from 47m² to 180m² with ample office space. The premises have been used as a very successful joinery workshop that covered the NE of Scotland for many years. Its layout, and close proximity to the main A98, make it suitable for a variety of uses.

- Excellent Location
- Main workshop circa 150 m²
- Substantial office space
- Outline planning conversion to apartments
- 414 m²
- 2 further workshops / stores
- Secure yard
- Offers over £250,000



T: 01343 610520



CCL

www.cclproperty.com

Unit 1-4 | Port Long Road | Cullen |
Buckie | Moray | AB56 4AG

Offers in the Region Of £250,000

Freehold

Situation

The property is located a short walk from the town centre of Cullen, with many amenities including excellent award-winning restaurants, shops, and links golf course. The small traditional town boasts an extensive tourist trade and hospitality sector.

Cullen is ideally situated approximately midway on the A98 between Inverness and Aberdeen, 20 miles (32 km) east of Elgin and is a popular seaside holiday destination largely due to its fine long sandy beach, golf course and walking trails. With a number of holiday lets and accommodation, a collection of local services, cafes, and attractive small shops, both tourists and locals alike are well serviced.

Property

Entrance to the main workshop is via the secure yard and a reception hall provides access to a stair which leads in turn to the offices and administration centre on the first floor. In total there are 2 offices, a storeroom and WC.

On the ground floor a door takes you into the large workshop which has been configured for a joinery business. The ground floor consists of 150 m² workshop, storage area and office, WC, Storeroom and an ancillary workshop (45m) that is currently used as a paint shop.

On the opposite side of the yard there are 2 further units (47m² and 57 m²) that have recently been used for storage. Each has pedestrian access and roller garage door. The two units are interconnected.

External

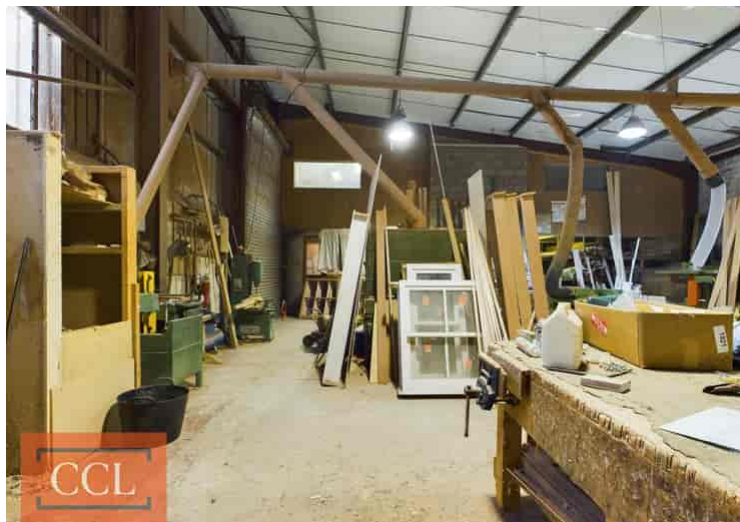
All units open into a secure yard which forms part of the sale. There is a fourth unit that has access to the yard that is not included in the sale.

There is very good vehicle access to the property.

CCL Property

62 High Street, Elgin, Moray, IV30 1BU
T: 01343 610520

www.cclproperty.com



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.