20 Duff Street

Macduff, AB44 1TL

£80,000

ccl PROPERTY

Duff Street

Macduff, AB44 1TL

CCL is delighted to bring to market the a Commercial Building in MacDuff. This business occupies a prime site among the main trading location of the town and benefits from being the only post office within the town. This is an investment opportunity to purchase the commercial building.

The premises are situated on Duff Street, among the main trading location in Macduff and the main street leading to the harbour. Surrounding premises include a convenience store, Chinese takeaway restaurant and pharmacy. Combined with its neighbouring town, Banff (only 1.5 miles West). The area has a variety of great amenities, facilities and services. As well as many restaurants, hotels and shops, Macduff boasts a great central location along the North East coast being only 47 miles from Aberdeen and 75 miles from Inverness. Tourism is also a significant seasonal contributor to the economy of the coast area.

The Business

This is an Investment opportunity to purchase a Commercial building.

The Property

The ground floor accommodation comprises an open plan retail area, steps to half landing level and a cash office. A second set of steps to half landing, split into two storage areas and a further cash office at upper ground/first floor levels. The first floor provides storage space/ancillary accommodation and the second floor disused storage.

Lower Ground, Main Retail Space - 76.2m2

First Floor, Office & Storage, Ancillary Storage - 126.7m2

Second Floor, Disused Storage - 34.0m2

External

The Post Office is situated within a traditional 1800's end terraced property with extensions added at later dates. The retail frontage faces Duff Street, there is parking facilities for two vehicles and bin storage at the rear.

Situation

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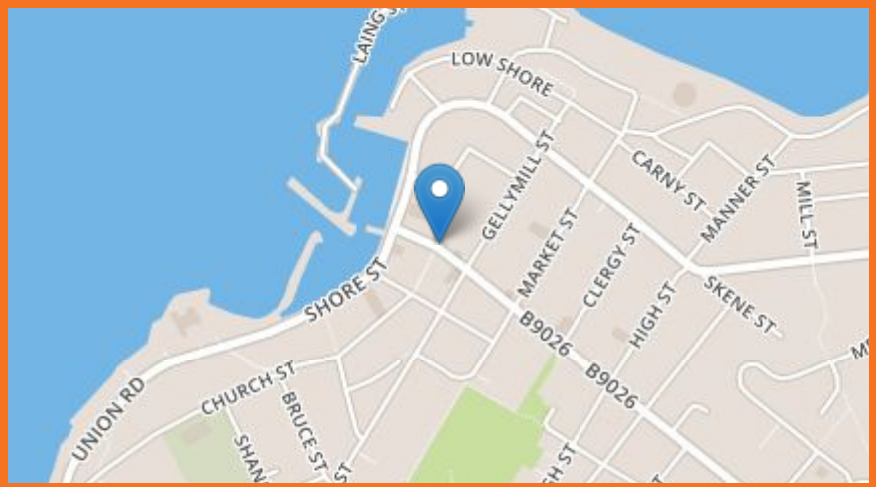
PROPERTY



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