

DEVERON PET SHOP

find us on:  
TEL: 01261 812666

DEVERON PET SHOP

OPEN

OPENING HOURS
Monday 10.00am - 5.00pm
Tuesday 10.00am - 5.00pm
Wednesday 10.00am - 5.00pm
Thursday 10.00am - 5.00pm
Friday 10.00am - 5.00pm
Saturday 10.00am - 4.00pm
Sunday Closed

DO NOT
Leave animals
alone in
shop here
Please call 01261 812666
MRS CANNETT'S
Shop

URBAN PUP

NEW
FREE
SOLD HERE
GLENBROOKHANGE LTD.
Dr. John
Complete Dog Food
Premium nutrition at sensible prices

OPEN

41 Low Street

Banff, AB45 1AU

Offers in Region of £45,000

ccl
PROPERTY



Low Street

Banff, AB45 1AU

CCL are delighted to bring to market this ground floor commercial premises located in a prime trading location on Low Street in Banff. Currently tenanted and utilised as a retail space the business is unaffected by the sale of the Freehold. The premises is an ideal investment opportunity. Viewing is highly recommended.

Located in the centre of Banff the property is on Low Street and benefits greatly from its prominent trading location. Situated just off the main road, the A98, a major coastal road in the northeast of Scotland, the property is well serviced with excellent road and public transport networks and offers easy access for Aberdeen, Peterhead, and Inverness.





The Property

The property benefits from a primary shopping catchment and has an excellent trading location on one of the main retail streets of the town. It's a versatile premises that would suit a variety of uses however it is currently tenanted and utilised as a retail space the business is unaffected by the sale of the Freehold. The quality and diversity of local shops continue to provide a boost to the local economy.

The subjects of sale comprise a ground floor premises with main entrance directly off Low Street. Currently being utilised as pet supplies shop, you enter the property into the main sales retail area. Towards the rear of the retail area there an access to a staff area and a stairs leading to dedicated storage on the first floor with a separate room with a WC and wash hand basin.

The front of the property is fully glazed providing a good display area and has a central door.

This property is flexible and is an ideal commercial investment.

Current tenant is on a rolling lease at £450 pcm.

RATEABLE VALUE

Rateable Value of £3,300.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction.

Situation

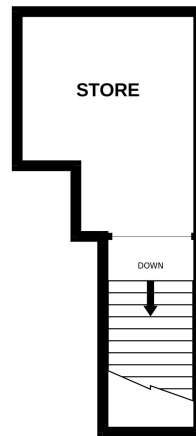
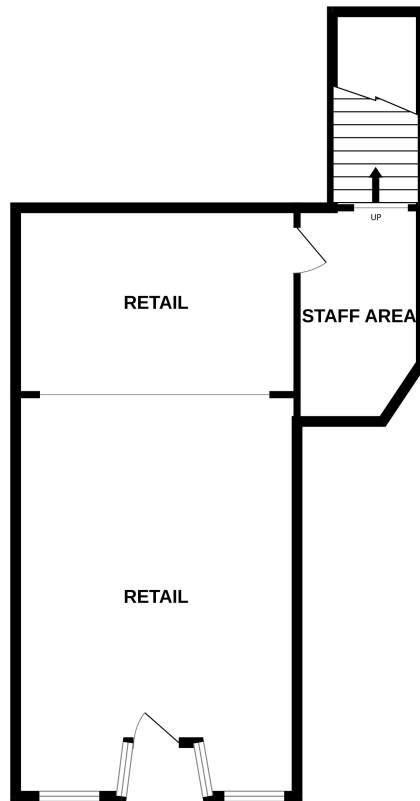
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The town offers a wide range of services and amenities including shopping, business, and leisure facilities, together with primary and secondary schooling and health care facilities. National retailers exist alongside independent shops. There is also a library, sports centre and swimming pool.

Banff is in an area of outstanding scenery and a host of historical, cultural, outdoor and leisure pursuits. On offer are rolling countryside, idyllic beaches, rugged glens, championship golf courses, salmon and sea trout fishing, Whisky Trails, seaside towns, market burghs and turreted castles. The area boasts the most extensive and diverse tourist trade.

GROUND FLOOR
617 sq.ft. (57.4 sq.m.) approx.

1ST FLOOR
167 sq.ft. (15.5 sq.m.) approx.

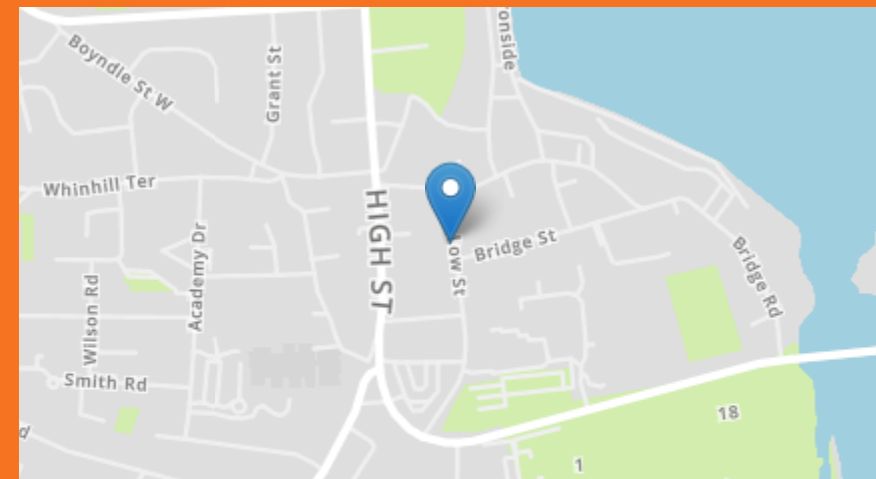


41 LOW STREET, BANFF, AB45 1AU

TOTAL FLOOR AREA: 785 sq.ft. (72.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY



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