7 West Church Street

Buckie, AB56 1BN

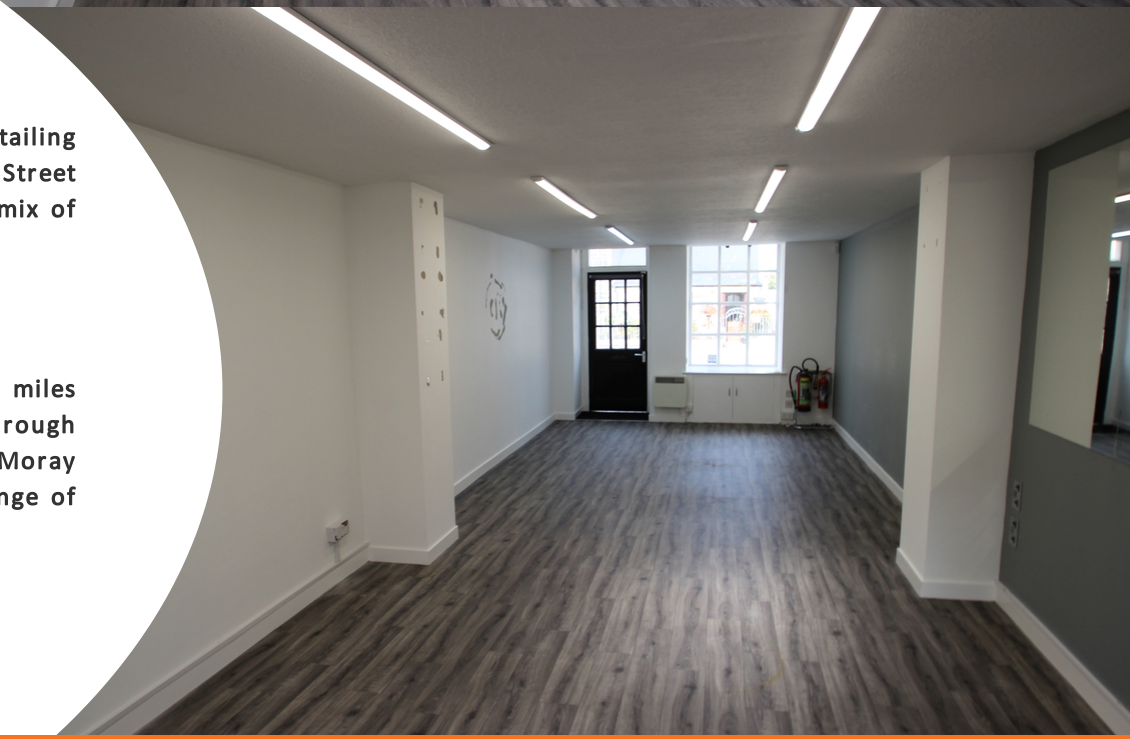
£60,000

ccl PROPERTY

West Church Street

Buckie, AB56 1BN

The premises occupy a 100% prime trading location on Buckie's principal retailing thoroughfare. The property is situated in a prominent location on West Church Street which benefits from a high volume of foot fall and passing trade. Surrounded by a mix of retail, hospitality, residential and office-based buildings.



Buckie is a popular trading location and commuter town, situated approximately 17 miles to the east of Elgin. The town itself is located on the main A98 and is well served through various established transport links including bus routes connecting to all parts of Moray and Banffshire. Both Inverness (55 miles) and Aberdeen (63 miles) offer a large range of additional services and both benefit from airports.

The Business

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £5,800. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

PRICE

Offers in the region of £60,000. Please note the adjoining property at 9 West Church is also for sale.

LEGAL COSTS

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

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT. Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of this transaction.

VIEWING

All appointments to view must be made through the vendors sole selling agents:

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The Property

The property benefits from a primary shopping catchment and has an excellent trading location on the main commercial retail street of the town. It is a versatile premise that would suit a variety of uses and is ideally situated with numerous commercial traders occupying neighbouring sites. 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 full window frontage onto West Church Street, in a prime trading location. The accommodation provides modern facilities comprising a large open plan area, WC, 2 x Storage area and fire exit door leading to the rear.

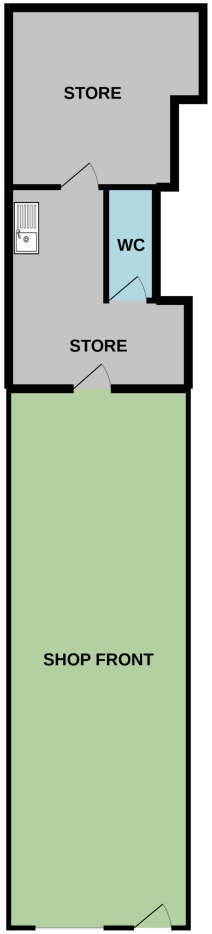
The property is presented internally with led strip lighting overhead, vinyl floor coverings. It has access to mains electricity, water and drainage.

The subjects extend to the following internal areas:

64.23 sq m

Please note the adjoining property at 7 West Church Street is also for sale.

GROUND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 288 sq.ft. (26.8 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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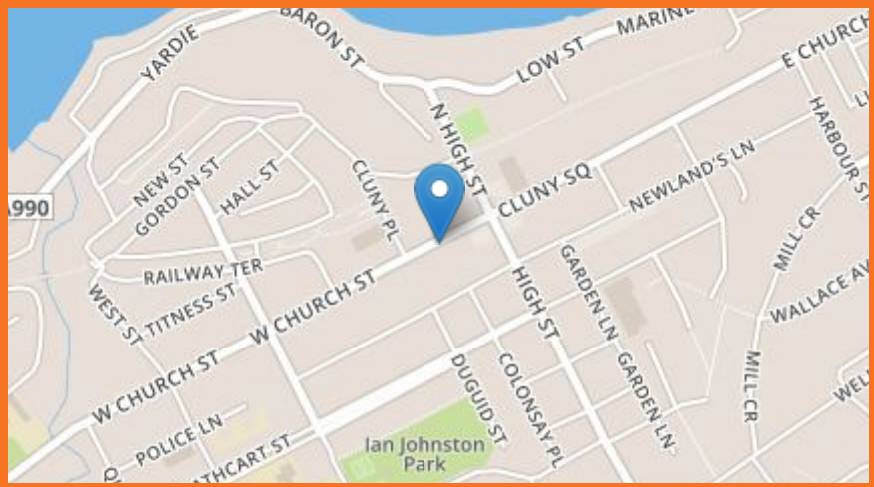

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