



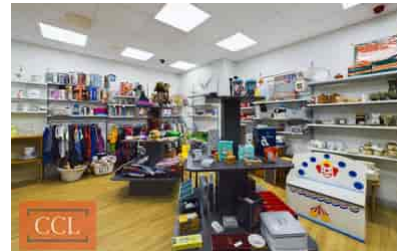
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Prominent commercial property available on Buckie's main thoroughfare. This 144.3 m² space features a large retail area, secondary retail space, and extensive rear workshop. Currently leased until 2028, yielding £6,500 annually. Situated in a thriving coastal town with strong amenities and transport connections. Ideal for investors or businesses seeking a visible high-street location in this active Scottish community.

- Investment Opportunity
- Excellent Location
- Large Retail and Store Area
- Long Standing Tenant
- Total Area c.152.7m²



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39 West Church Street | Buckie | Moray | AB56 1HL

Offers Over £59,950 Freehold

Situation

Situated on West Church Street, Buckie's principal retailing thoroughfare, this commercial property occupies a prime trading location with excellent visibility and high foot traffic. The premises benefit from a prominent position surrounded by a diverse mix of retail, hospitality, residential, and office-based buildings, ensuring a steady stream of potential customers. Buckie, a thriving coastal town in Moray, offers a perfect blend of local charm and modern amenities. The area boasts high-quality education options, including Buckie High School, which serves as a comprehensive community school for the Banffshire coastal area. Residents enjoy easy access to numerous retail shops, supermarkets, and essential services within walking distance. The town's strategic location on the A98 provides convenient transport links, with regular bus routes connecting to all parts of Moray and Banffshire. For those seeking wider opportunities, both Inverness (55 miles) and Aberdeen (63 miles) are within reach, offering additional services and international airports. With its picturesque coastal setting and strong sense of community, Buckie presents an ideal location for businesses looking to establish a presence in this vibrant Scottish town.

The Business

Current tenant is The Red Cross.

Annual Rent is £6,500.

Lease expires October 2028.

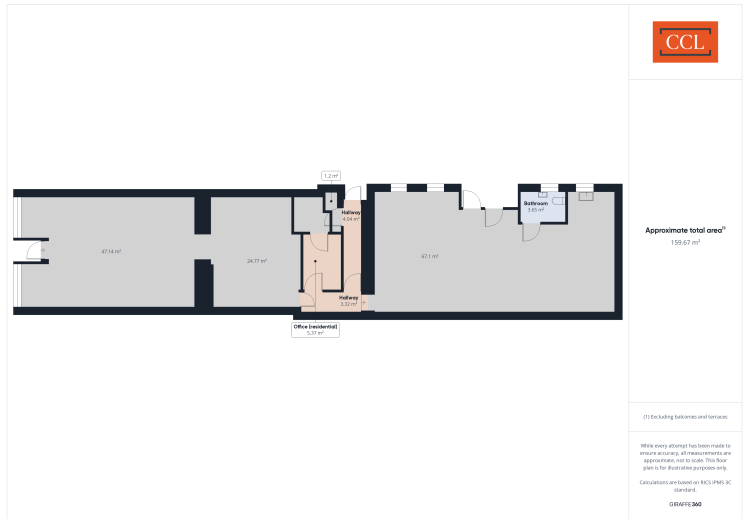
No rent reviews have been completed.

Property

39 West Church Street in Buckie offers a versatile commercial property with an inviting entrance directly from the street. The main retail area, spanning 47.1 m², boasts a bright and spacious atmosphere, enhanced by a central door and large shop front windows featuring floor-to-ceiling glass. Towards the rear, a secondary retail space of 24.7 m² provides additional room for merchandise or customer interaction. A rear hallway leads to a compact office measuring 5.4 m² and provides access to a side entrance. The property's standout feature is its expansive 67.1 m² rear store/workshop area, complete with a kitchenette and WC, offering ample space for storage, production, or additional retail possibilities. This area also benefits from separate access to a side alley, enhancing its functionality. Throughout the property, excellent condition and meticulous maintenance are evident, making it an attractive option for various business ventures.

External

Side alley from main street providing access to the rear of the premises for deliveries. Bin store area.



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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.