



9 West Church Street

Buckie, AB56 1BN

Offers Over £95,000

*ccl*  
PROPERTY





# West Church Street

Buckie, AB56 1BN

CCL are delighted to bring to market this ground floor commercial premises located in a prime trading location on the local High Street. This former 28 cover coffee shop offers flexible spaces that would suit a range of uses and is presented in immaculate condition throughout. Viewing is highly recommended.





### 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's a versatile premises 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 'L' shaped open plan area, cloakroom, 2 x WC and kitchen with stainless steel wash-hand basin, double basin sink, large stainless steel extractor fan and fire exit door leading to the rear.

The property is presented internally with a mix of fluorescent lighting, spots, pendant fittings, and a mix of Karndean and vinyl floor coverings. It has access to mains electricity, water and drainage. A wooden shed at the rear of the property is also included in the sale.

The subjects extend to the following net internal areas:

Open Plan Floor Space: 52.75 m<sup>2</sup>

Cloakroom: 5.15 m<sup>2</sup>

Kitchen: 11.72 m<sup>2</sup>

Total : 69.62 m<sup>2</sup>

### RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £8,600. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

### PRICE

Offers over £95,000 Exclusive of VAT are invited for the heritable property.

### 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

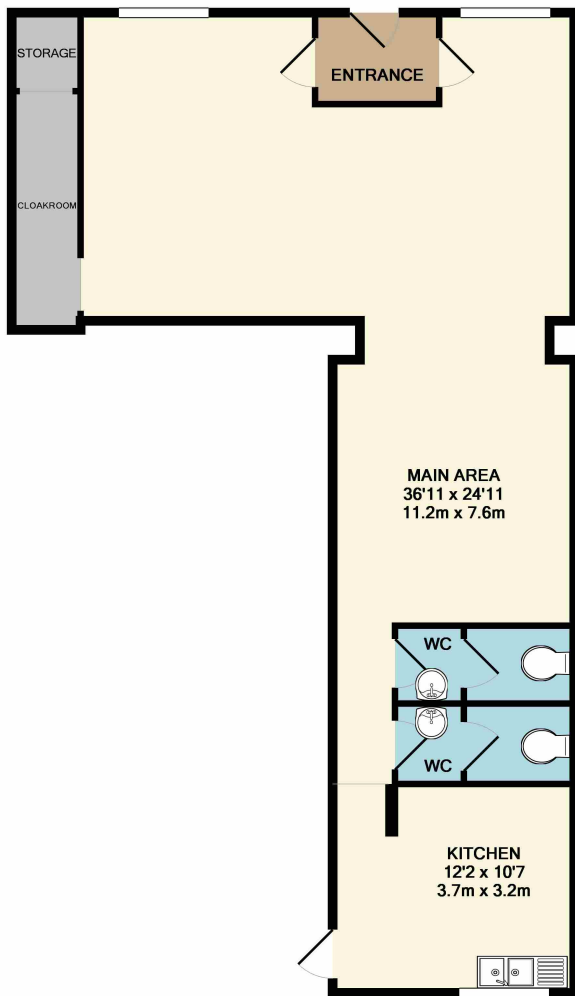
All appointments to view must be made through the vendors sole selling agents:

CCL Property

### Situation

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.

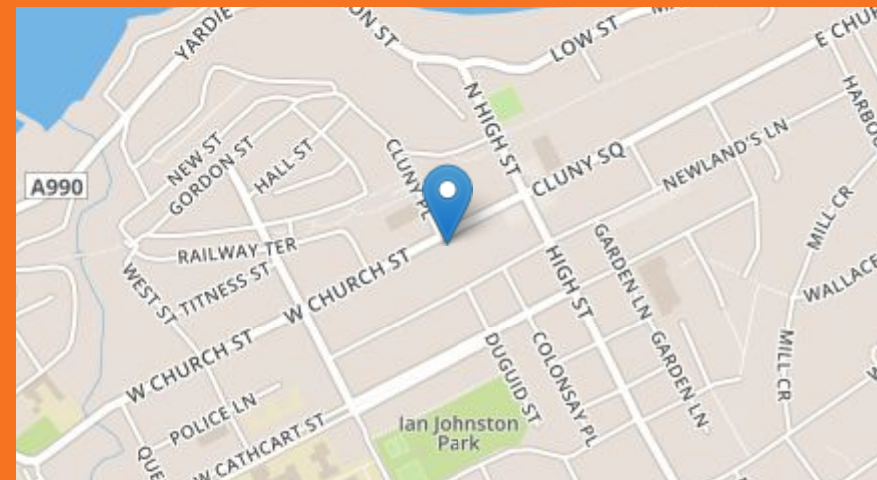


9 WEST CHURCH STREET, BUCKIE  
TOTAL APPROX. FLOOR AREA 854 SQ.FT. (79.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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