



7 High Street

Buckie, AB56 1AL

£95,000

ccl
PROPERTY



High Street

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CCL are delighted to bring to market this ground floor commercial premises located in a prime trading location on Buckie's main High Street. Currently ran as a gift shop, this flexible space would suit a range of uses. This would also be an ideal development opportunity. Viewing is highly recommended.

The premises occupy a prime trading location on Buckie's principal retailing thoroughfare. The property is situated in a prominent location on the High 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 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 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 compromise a ground floor premises with main entrance directly off High Street. Currently being utilised as gift shop, you enter the property into the main sales retail area. Towards the rear the retail area there is a changing room. From the main shop floor, a door to the rear takes you a large store area, to the rear of this you will find a staff room/area. This property is flexible and would be ideal for alternative uses.

RATEABLE VALUE

Rateable Value of £9,900. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

PRICE

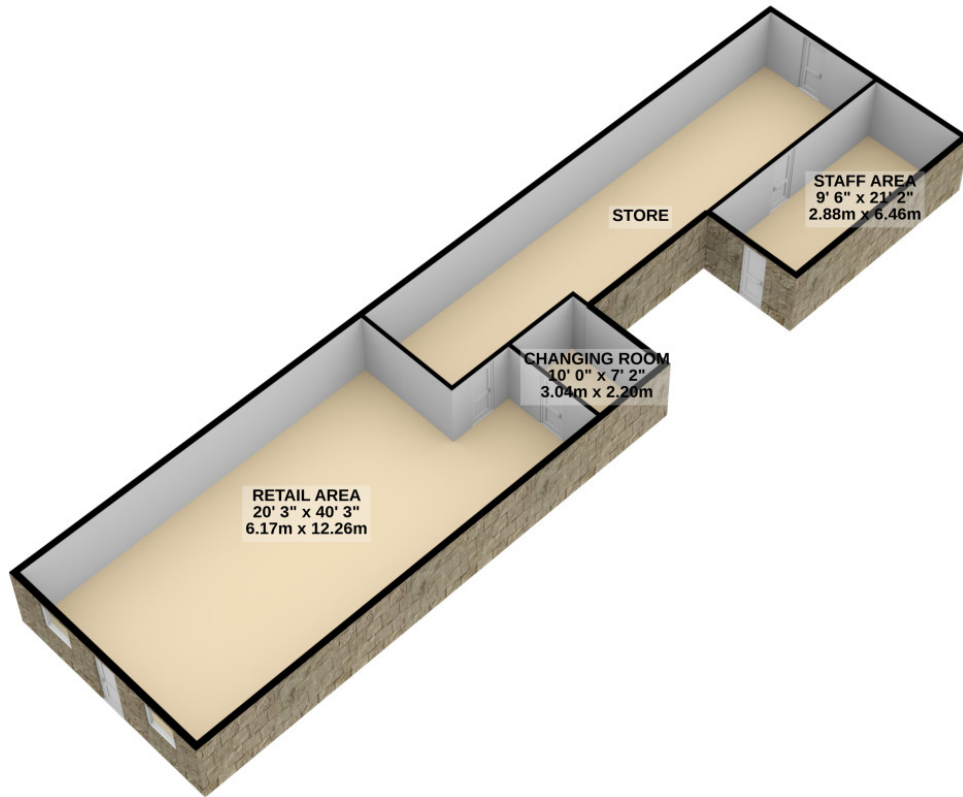
Offers over £95,000 are invited for the heritable property.

To Let £8,000 per Annum

LEGAL COSTS

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

GROUND FLOOR
1582 sq.ft. (147.0 sq.m.) approx.

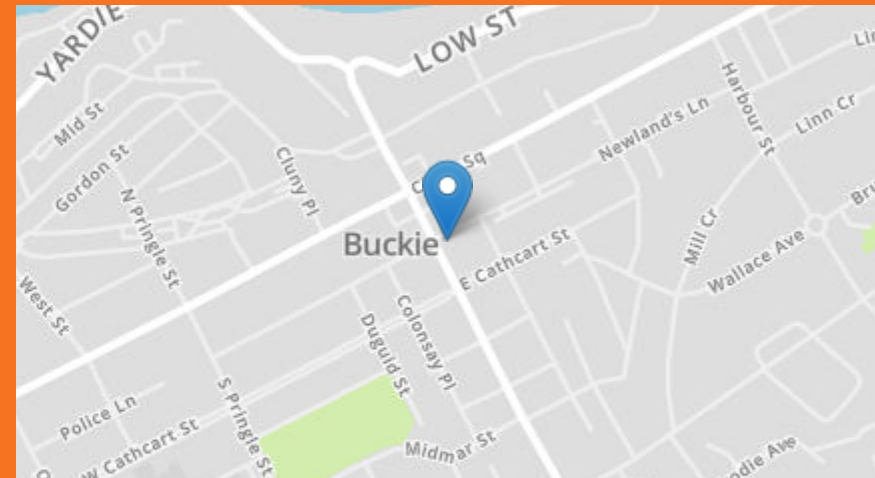


TOTAL FLOOR AREA : 1582 sq.ft. (147.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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