

STEW'N'DREW'S ICE CREAM

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WELCOME



17 East Church Street

Buckie, AB56 1EX

Offers in Region of £85,000

ccl  
PROPERTY



# 17 East Church Street

Buckie, AB56 1EX

CCL are delighted to bring to market this ground floor commercial premises located in a prime trading location in Buckie's town centre. Previously ran as an ice cream parlour, 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 front of the unit benefits from large aluminium framed display windows incorporating single glazed planes and a recessed pedestrian entrance. Internally the premises are laid out to provide large customer sales area to the front which is fitted with vinyl flooring, painted plaster board walls and suspended grid ceiling incorporating recessed CAT 2 light fittings and a recessed air conditioning unit. The rear extension includes a kitchen with wipe down walls, non-slip flooring and stainless steel worktops, staff WC and stairs leading to attic area which provides additional storage.

Rateable Value £8,500

### FLOOR SPACE

Ground Floor 46.11 sq m (496 sq ft)

Ground Floor rear 30.10 sq m (389 sq ft)

First Floor 13.45 sq m (145 sq ft)

Total NIA 95.66 sq m (1,030 sq ft)

## External

The store front opens up onto East Church Street. There is an area of land/garden to the rear of the property (which can be accessed from a side gate or the fire exit), along with two outbuildings.

## Situation

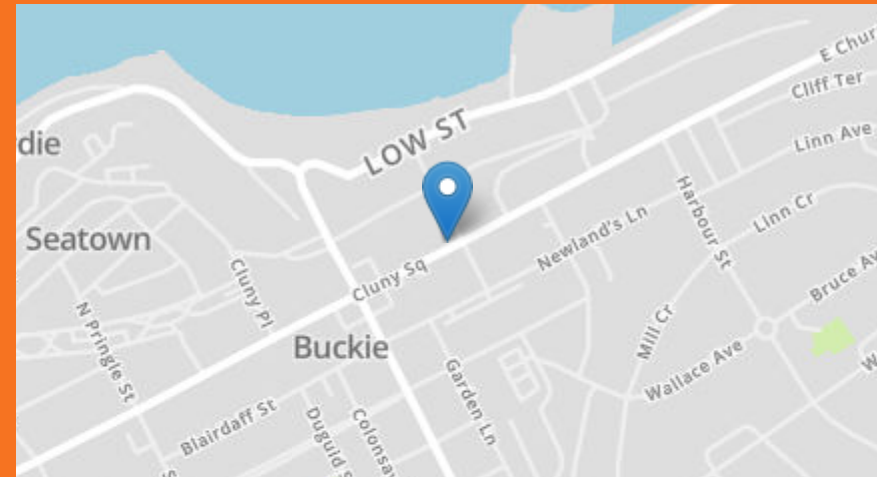
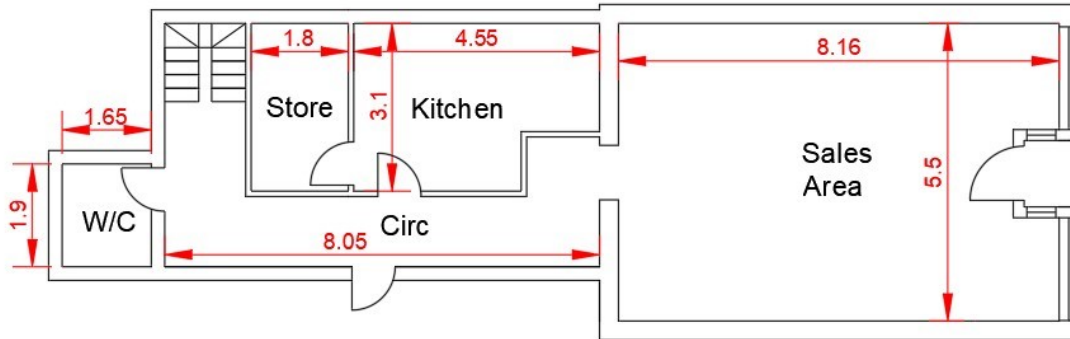
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FIRST FLOOR



GROUND FLOOR



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Moray

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