



149/151 Mid Street | Keith | Moray | AB55 5BJ

www.cclproperty.com

149/151 Mid Street, Keith, Moray, AB55 5BJ

- Prominent High Street Location
- Good Sized external space
- Suitable for a variety of retail purposes
- Vacant premises
- Ideal for conversion (subject to planning)
- Grants available (subject to application)

Summary

CCL are delighted to offer the opportunity to acquire a spacious traditional building currently vacant retail premises in the heart of the town in Keith, Moray. Located in a prominent position in Mid Street it is an ideal building, suitable for a variety of retail or office purposes and could also be suited for conversion to residential accommodation. It is currently 2 separate premises, but could be opened up to one large residential or commercial space subject to planning consents.

Situation

The premises is located on Mid Street, in a central position within the town of Keith. Surrounding properties are a mixture of commercial and residential dwellings. Keith is a charming historic town with authentic narrow streets. The town is divided into Keith and Fife Keith by the river Isla. With a history of cattle trade and textile heritage, the town of Keith still is a thriving community. The Annual Keith Country Show has been going for over 140 years and is one of the most prominent events in the Scottish agricultural calendar. Nestled in the Isla valley, bustling Keith has got four distilleries, numerous traditional shops, good restaurants. The Keith & Dufftown railway is a popular tourist attraction where visitors can travel on 'the Spirit of Speyside' through spectacular Scottish scenery. There is ample to see and do in Keith, with an 18-hole golf course, tennis courts, a bowling club, squash court, skate park, multiple football pitches and a large sports hall. The swimming pool has been refurbished with a gym and sauna. room





Property

An attractive and well-presented ground floor retail premises, number 151 Mid Street, with large double windows overlooking the main High Street. The unit has previously been used as a bank but is suitable for a variety of the uses. To the front there is the main retail space. To the rear of the property there is a secure vault and two office spaces. There is also a staff room and 2 toilets. There is a large exterior space at the rear of the property which could be utilised for a number of uses, including off-street parking.

Main Room: 7.50m x 4.75m

Kitchen/Staff Room: 4.43m x 3.80m

Office Room 1: 3.36m x 2.13m

Office Room 2: 2.21m x 2.13m

Office Room 3: 2.83m x 2.21m

Vault Room: 2.83m x 2.07m

Storage Area: 246m x 1.20m



Number 149 Mid Street, again accessed from the main street into a light and spacious room with large window to the front, leads through to a rear hallway, which has 2 small kitchen areas and a W.C. with stairs to the upper floor leading to an upper landing from where all rooms are accessed, there are three large offices all with double windows to the front and a further spacious storage room to the rear. The properties are served by mains electric, gas and water.

Reception: 4.77m x 3.67m

Hallway/Kitchen: 3.16m x 2.92m

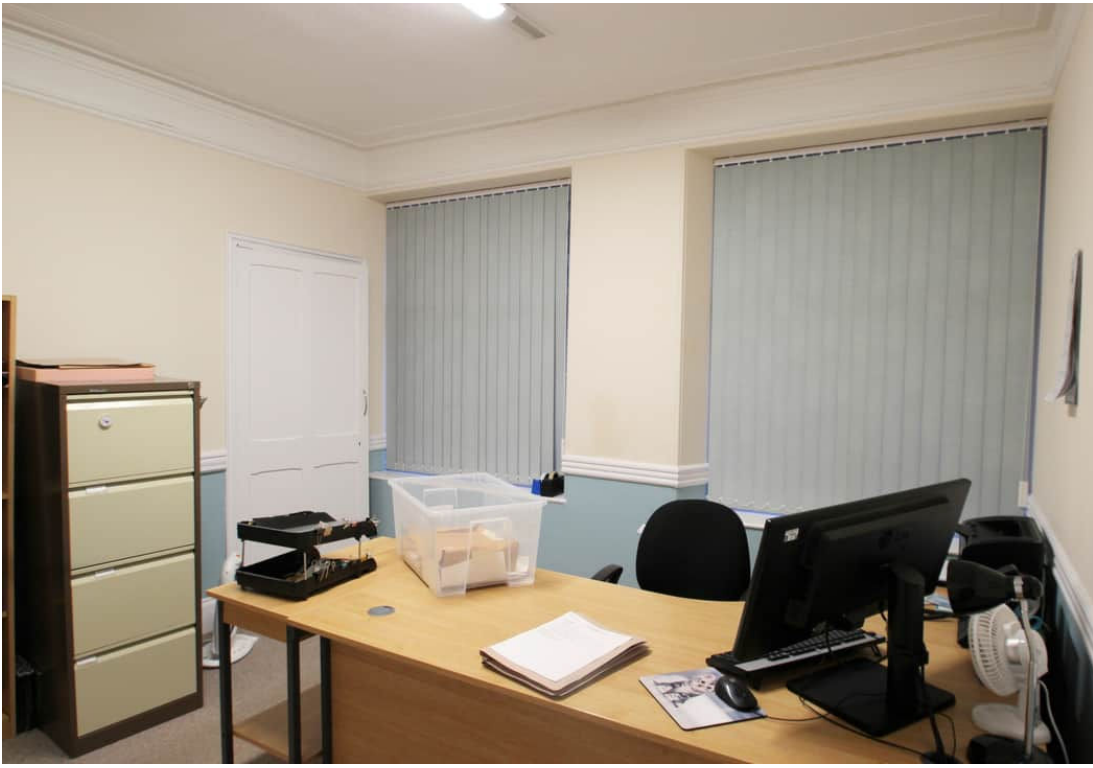
Office Room 1: 4.85m x 3.89m

Office Room 2: 4.82m x 3.84m

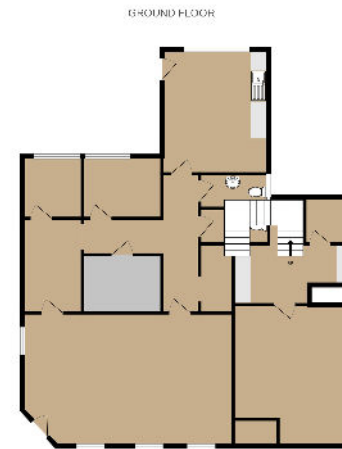
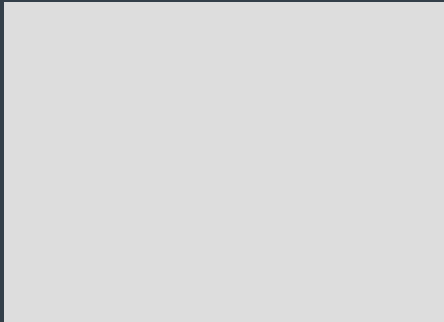
Office Room 3: 3.78m x 3.60m

Storage Room: 3.69m x 2.67m

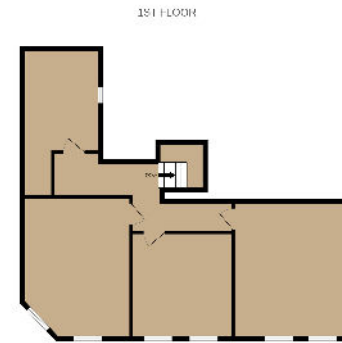








GROUND FLOOR



1ST FLOOR

APPROXIMATE SHELL PLAN

THIS PLAN AND THE FLOOR PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE USED AS A BASIS FOR ANY CONTRACT. THE VENDORS MAKE NO REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE VENDORS MAKE NO REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE VENDORS MAKE NO REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE VENDORS MAKE NO REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



All appointments to view this or any of our other properties must be made through the vendors sole agents:



CCL Property
62 High Street, Elgin, Moray, IV30 1BU
T: 01343 610520

www.cclproperty.com

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 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. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.