



FOR SALE
RESIDENTIAL & COMMERCIAL

**59-63 MID STREET, KEITH,
AB55 5AF**

- GROUND FLOOR RETAIL UNIT
- 3 BEDROOM DOUBLE UPPER FLAT OVER FIRST AND ATTIC FLOORS
- TOWN CENTRE LOCATION IN CLOSE PROXIMITY TO REIDHAVEN SQUARE
- REDEVELOPMENT POTENTIAL
- OFFERS IN THE REGION OF £150,000

LOCATION

The subjects are located in the Moray town of Keith, which lies on the A96 approximately 17 miles to the east of Elgin and 48 miles to the northwest of Aberdeen. More specifically, the subjects are located within Keith town centre lying on the east side of Mid Street, at the junction with Festival Lane.

DESCRIPTION

The subjects comprise a 3 bedroom double upper flat over first and attic floors within a traditional end terraced building of traditional pointed stone construction, with a timber framed, pitched roof over clad with slate. The ground floor comprises a commercial retail unit which has been fit out for its current use as a bakery.

The property has been extended to the rear over the ground floor, including two distinct sections of traditional construction, similar to the main building, and modern construction, rendered concrete blockwork with a mono-pitched roof over clad with profile metal sheeting.

Internally, the residential accommodation comprises lath and plaster/plasterboard lined walls and ceilings with suspended timber flooring overlaid in a combination of carpet, laminate and vinyl floor coverings. The first floor includes the main bedroom, a living room, kitchen, bathroom and utility room, whilst the attic floor comprises two additional bedrooms and a boxroom/office. The property is accessed via a main door located on Mid Street, with a fixed timber staircase leading to the first and attic floors, with additional access to the rear.

The ground floor provides an office and sales area within the main building, with additional retail areas, storage and staff facilities situated within the rear extensions. The internal walls and ceilings of the ground floor have primarily been overlaid with easy clean panels. The floor is of bare solid concrete. Access is provided via two pedestrian doors located on Mid Street, with additional access to the rear.

ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Commercial	
Ground Floor	228.55 sqm (2,460 sqft)

Residential	
First Floor	78.56 sqm (846 sqft)
Attic Floor	43.21 sqm (465 sqft)

Total	121.77 sqm (1,311 sqft)
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SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

RATING ASSESSMENT

The ground floor property is currently listed within the Valuation Roll as having a rateable value of:

£8,500

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

The residential accommodation, 61 Mid Street, is currently listed within the Valuation Roll as having a council tax band of B.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

PRICE

We are seeking offers in the region of £135,000 for our client's heritable interest.

VAT

All prices quoted in this schedule are exclusive of VAT.

ENTRY

On conclusion of missives

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant/occupier will be responsible for the payment of LBTT and registration dues.

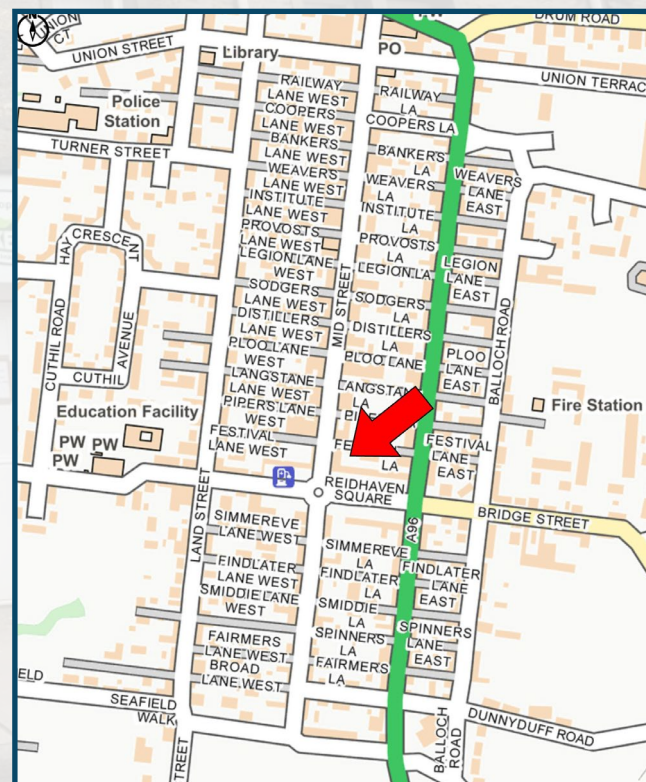
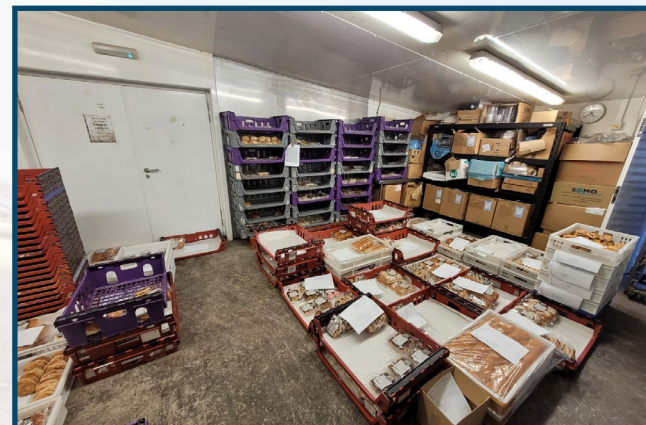
OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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Ref: ACA1834
Date of Publication: October 2023



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