



**OFFICE AND
RESIDENTIAL**

DM HALL
CHARTERED SURVEYORS



FOR SALE

OFFICE AND RESIDENTIAL ACCOMMODATION

Elmbank, 14 Castle Street, Banff, AB45 1DL

Central Location

Includes 7 Car Parking Spaces on Castle Lane

NIA 224.33 sq m (2,414 sq ft)

Re-development Opportunity

Offers over £75,000



dmhall.co.uk

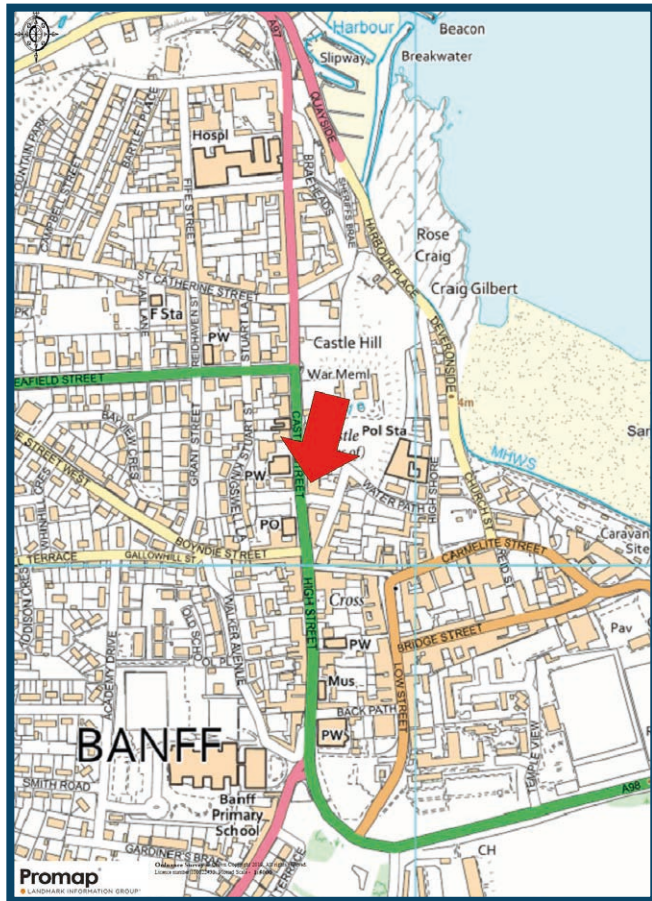
Commercial Department
4-5 Union Terrace, Aberdeen, AB10 1NJ
01224 594172

LOCATION

Banff is approximately 45 miles north of Aberdeen and has a population of around 4,000.

The subjects are located on Castle Street which is one of the main thoroughfares through Banff and forms part of the A98 coastal road. Nearby occupiers include TSB Bank and Lloyds Pharmacy.

The exact location of the property is shown on the undernoted plan:



DESCRIPTION

The premises comprise a first floor office with residential accommodation at second floor level. Storage is provided at basement level. The ground floor is currently occupied by a bank and professional services firm and is under separate ownership.

The Category C listed building is of stone construction with pitched and slated roof.

The property benefits from 7 car parking spaces which are accessed from Castle Lane.

Internally the office is split into a number of cellular offices and benefits from gas central heating.

The flat is accessed from the office area and requires a degree of refurbishment throughout.

ACCOMMODATION / FLOOR AREAS

The property provides the following accommodation and floor areas, measured on a net internal basis in accordance with the RICS Code of Measuring Practice

1st Floor Office	106.16 sq m	(1,142 sq ft)
Basement Storage	42.36 sq m	(456 sq ft)
Flat	75.81 sq m	(816 sq ft)
Total	224.33 sq m	(2,414 sq ft)

PRICE

Offers over £75,000

RATING ASSESSMENT

We understand from the Scottish Assessors that the subjects have a rateable value of £8,500 with effect from 1st April 2017.

The Uniform Business Rate in Scotland for the year 2018/19 is 48p. Water and waste water rates are also payable.

The occupier may qualify for rates relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

ENTRY

On conclusion of all legalities

VAT

All prices quoted in this schedule are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs. The purchaser will be responsible for the payment of LBTT and registration dues.

CLOSING DATE

Whilst a closing date may not necessarily be set any interested parties are recommended to note their interest in writing to the sole selling agents.

OFFERS / VIEWING

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

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