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HIGHLAND GARAGE, FREUCHNY LANE
BUCKIE, AB56 1BF



Commercial Premises

- Central location in coastal town
- Presently used by a long-established garage business
- Large workshop with office area, Toilet
- Stock Area & Enclosed Forecourt.
- Sub-let may be considered

Offers Around £130,000

For the tenant's interest under a long lease

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HIGHLAND GARAGE, FREUCHNY LANE, BUCKIE, AB56 1BF

TYPE OF PROPERTY

Commercial premises with yard situated within the coastal town of Buckie.

The property is a detached steel framed, block built commercial building with pitched roof and concrete floor which was built to the present owners' specifications in 1993. The property was built for the present owners motor mechanic business, including service and MOT centre for class 4 and class 7 vehicles. These premises would be ideal for someone wishing to continue the existing and long-established garage business and may be suitable for some other commercial purpose, subject to obtaining the landlords and any necessary planning consents).

The property is now available for sale due to the present owners impending retirement. The seller is

willing to consider offers for all of the machinery, hydraulic lifts, rollers and all items currently used for his garage business.

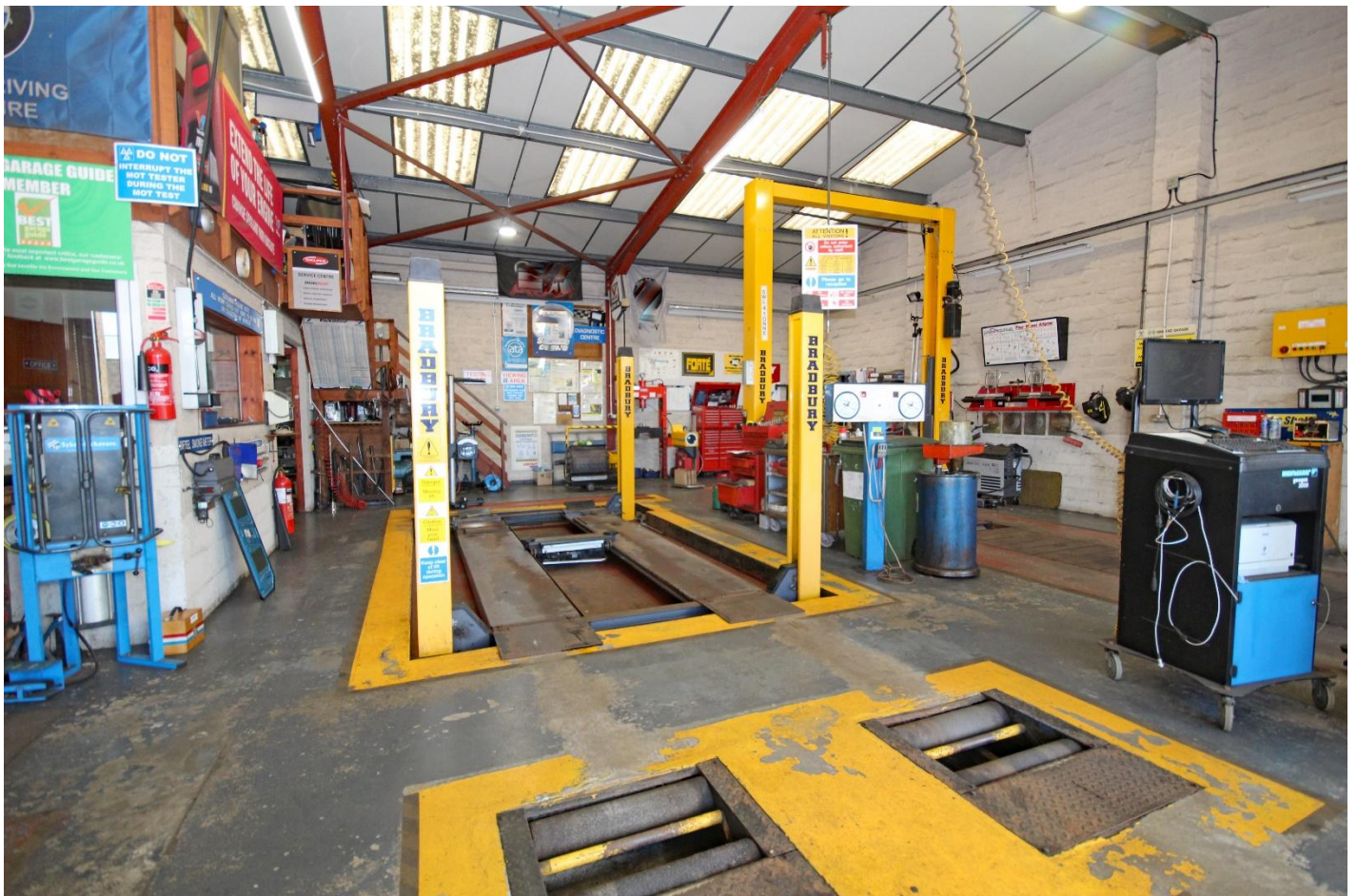
The building features a spacious open-plan layout with high ceilings, three large roller doors for easy vehicle, inspection pit, ground office, toilet facilities and a galleried stock room.

Available on a leasehold basis

The permitted use of the property under the current lease is as a motor vehicle repair workshop.

Any assignation of the lease, a sub-let or change of use will require the consent of the landlord and any necessary planning consents for change of use.

A copy of the lease will be made available to all genuinely interested parties.

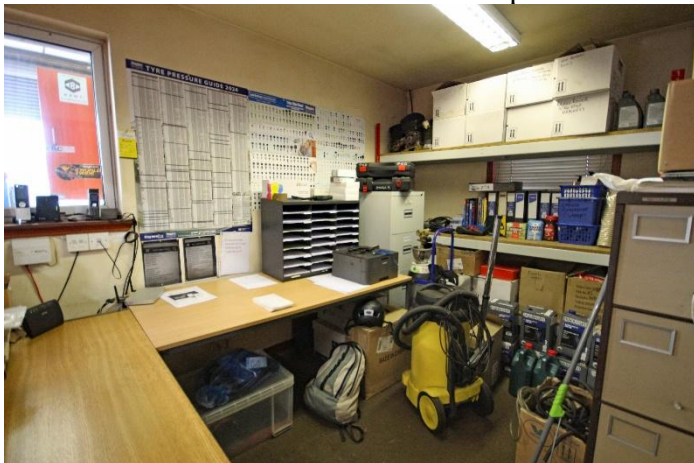




ACCOMMODATION

Workshop **14.50 m x 12.50 m**
Three large roller doors allow vehicle access from the main forecourt. Sink and drainer unit. Access to the office area, toilet and stock area.

Office **3.39 m x 2.55 m**
Accessed via door in the main workshop.



Toilet
Fitted with toilet and wash-hand basin.

Stock Area

Staircase allows access from the main workshop up to a floored gallery area presently used for parts/storage.

OUTSIDE

Highland Garage occupies a good size site with enclosed forecourt providing off road parking for several vehicles.

The seller has a separate portacabin office within the forecourt which can also be made available for sale if required.





SERVICES

Mains water, electricity and drainage.

N.B

The seller holds the property on a 99-year lease which commenced on 31st January 1991 and is selling his interest under the lease and the heritable buildings on the ground. The current rental payable to the landlord is £820 per annum, payable quarterly in advance. The seller may consider a sub-let.

The seller has a separate portacabin office within the forecourt which can be made available for sale if required.



Rateable Value

The current rateable value is £9,400 (small business exemption may be available)

EPC Banding EPC= n/a

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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