

STEWART & WATSON

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1 OLD MARKET PLACE
BANFF, AB45 1GE



Substantial Detached Commercial Property

- Office premises close to coast in popular seaside town
- Recently refurbished. D.G & mains gas C.H
- Reception area, Fitted Kitchen/Staff Room, Kitchenette
- 10 Offices/Meeting Rooms & 3 Toilets.
- Low maintenance garden area to the front. Small rear courtyard.

Offers Over £124,000

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TYPE OF PROPERTY

We offer for sale this substantial detached property, which is situated close to the sea front in the popular coastal town of Banff giving views towards Princess Royal Park to the front. The property is conveniently placed for town centre, local shops, supermarkets, Duff House Royal golf course, Princess Royal Park and many amenities. This impressive grade B listed property has recently been upgraded and modernised offering spacious, well-appointed office accommodation over two floors. The property has had a varied past including private dwellinghouse, hotel/guest house, offices and night club and may be suitable for different uses subject to obtaining any necessary planning consents. Double glazing and mains gas central heating (new boiler installed November 2024). **Viewing is highly recommended to fully appreciate the spacious accommodation and move-in opportunity this building offers.**

Vestibule

Double glass panelled exterior doors allow access to the vestibule. Door to the reception hallway.



Office 001

5.04 m x 2.60 m

Double front facing window. Wooden fire surround with tiled fireplace and hearth.



Office 002

2.55 m x 2.17 m

Reception Hall

A welcoming entrance/reception area which allows access to 5 offices/meeting rooms, staff room/kitchen, stores and toilets. Glass panelled exterior door to the front of the building. Fire escape to small rear courtyard.



Toilet

1.98 m x 1.55 m

Fitted with a white suite comprising of toilet and wash-hand basin.

Office 003

4.03 m x 2.54 m

Double, front facing window with double cupboard below housing the electric meter.



MR 001**5.64 m x 5.44 m**

Spacious L-shaped meeting room/office.

**Office 004****5.44 m x 2.95 m**

Triple rear facing window.

Kitchen/Staff Area**5.45 m x 4.84 m**

Fitted with a modern selection of base and wall mounted units in a beech effect finish with slate effect countertops. Integrated electric hob, oven, extractor hood, fridge and freezer. Sink and drainer unit with mixer tap. **The dishwasher will remain and is included in the price.**

**Toilet**

Fitted with a white toilet and wash-hand basin.

Store 1

Built-in cupboard housing the gas central heating boiler.

Store 2

Built-in understair 'comms' cupboard housing server/network unit.

Staircase

A carpeted staircase with wooden banister allows access from the reception hall to the first floor accommodation. The first floor accommodation has front and rear landings. The front landing has doors to 3 offices. The rear landing has access to kitchenette, 2 offices and toilet.



Office 104**5.90 m x 3.76 m**

Large front facing window.

Office 105**4.30 m x 3.97 m**

Large front facing window.

**Office 106****5.84 m x 3.77 m**

An L shaped room with large front facing window.

**Kitchenette 103****2.48 m x 2.24 m**

Fitted with a modern selection of base and wall mounted units in a beech effect finish. Sink and drainer unit with mixer tap.

**Office 102****3.50 m x 1.81 m****Office 101****4.70 m x 2.82 m**

Double aspect room with side and rear facing windows. Giving views towards the sea.

Toilet**3.55 m x 0.95 m**

Fitted with a white toilet and wash-hand basin.

OUTSIDE

Garden area to the front of the property has been laid in stone chips for ease of maintenance. Small rear courtyard.

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

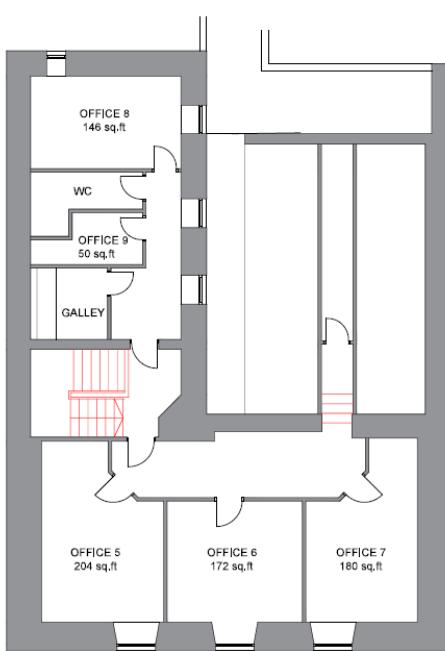
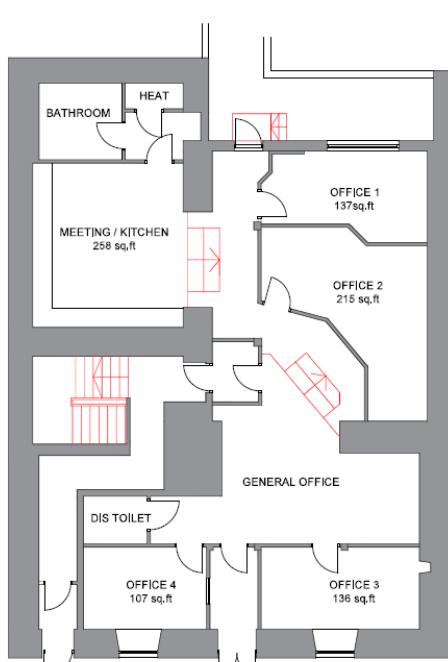
All fitted floorcoverings. Integrated kitchen appliances and dishwasher.

EPC Banding EPC=C**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

The plan is to be used for layout guidance only



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 lessees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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