



Offers Over
£205,000
(Freehold – Can be
purchased separately)

Retail Unit Opportunity,
11 and 13 Fife Street, Dufftown, Keith, AB55 4AL





Attractive retail unit extending to around 92m²

Conveniently located in the centre of Dufftown with on street parking

Prominent frontage with large display window

3 bedroom flat with huge development potential

Sale as separate lots available



DESCRIPTION

No's 11 and 13 Fife Street are part of an attractive traditional stone multi-storey townhouse, under a slate roof. The entrance to No 11 is around 50m from the famous Dufftown clock tower located in the village square. 11 Fife Street is a flexible ground floor trading unit within the property, previously occupied by an award-winning butcher. This unit extends to the rear where the preparation of fresh meat and cooked meat products occurred. This part of the premises is newer using a mix of construction methods. The butcher fitout is still in place, thus enabling regeneration of the original business should that be desired. At this point there is not another butcher in the village and one must travel a significant distance to find one of note. The previous business's machinery and tools, though not included within the price, are available subject separate negotiation. The unit is currently non trading so is being sold as vacant possession. The unit is ideally suited to trade as a retail unit and has a number of flexible spaces, extending to circa 92m².

The business has beneficial access, for example to refuse removal, across the land belonging to The Whisky Capital Inn. There is a small amount of land to the rear of the property which is finished in concrete. There are a couple of connected outbuildings accessed from this land. These are of sound construction at the time of the survey.



The flat located at No 13 is largely in walk-in condition, although there are some areas of cosmetic damage requiring attention. The property benefits from double glazed windows throughout. New owners could put their stamp on the property, and potentially enhance the value, by undertaking some modernisation. This is a 3 storey flat, with the upper floor being an attic conversion dating from before the current owner took ownership 40 years or so ago. The ground floor consists of a kitchen and living room. The kitchen is galley in style and has more than enough storage with a mix of high and low level cupboards. It is well equipped with a ceramic hob, oven, dishwasher and washing machine. There is also space for a ¾ height fridge freezer. The kitchen has a rear access into the land behind the building shared with No 11. The lounge has lovely proportions and benefits from a stone fire place. There is built in open shelving unit next to the window and on the opposite wall there is an opening to the kitchen via a large hatch through which a double sided breakfast bar is fitted.



The stair to the first floor is immediately inside the front door on the right. At the top of the stair there is an open and airy landing. From the landing, one is able to gain access to the large bathroom and 3 bedrooms. The bathroom is spacious and is equipped with separate bath and shower. The rear right and front left bedrooms are both able to take a double bed and have fitted wardrobes. Both rooms are bright and have adequate space for bedside tables and chest of drawers. Behind the large bedroom on the left is a dressing room, equipped with built in wardrobes on one wall. This flexible space could provide many secondary functions including home office or general store.



A steep stair provides access into the attic. The attic room is situated over the full width of the property. As the stair enters the room centrally, the room splits naturally into 2 areas. The left hand half has been fitted with continuous dormer windows. The outlook from the dormer windows is south overlooking the roofs of Dufftown to the countryside beyond. These allow the space to be more flexible. The other half has combe ceilings. On this side there is a water tank cupboard. This tank is no longer in use, so could be removed, thus allowing that half to be more flexible. This part of the room has north facing roof lights. This is an intriguing space which was used as a games room although other functions would equally work after some consideration. The room dimensions are as follows:



Kitchen	Grd floor	5.1m x 2.8m
Lounge	Grd floor	4.2m x 4.0m
Hall	Grd floor	1.8m x 3.5m
Landing	1st floor	3.1m x 3.5m
Bathroom	1st floor	3.1m x 2.6m
Rear Bedroom Right	1st floor	3.4m x 3.4m
Front Bedroom Right	1st floor	3.4m x 2.6m
Front Bedroom Left	1st floor	4.0m x 3.6m
Dressing Room	1st floor	4.0m x 2.4m
Attic	2nd floor	10.2m x 4.1m





REASON FOR SALE

The vendor has owned 11 and 13 Fife Street for many years, operating his own butcher's business from No 11 and living in No 13. The butcher's shop has been shut for a few years, due to his desire to retire. Recently No 13 has been rented out but is currently vacant. It is the owner's desire to retire completely that brings these well-appointed properties to the market.

LOCATION

The properties are situated within the town centre of Dufftown which has a resident population of around 1,700 and benefits from a much larger catchment area. The Historic town of Dufftown is situated in the heart of one of the most stunning areas of Scotland with the Cairngorm National Park just a short drive away. Dufftown is located on the River Fiddich and is the location of several Scotch whisky distilleries; the most popular being the Glenfiddich distillery. Dufftown produces more malt whisky than any other town in Scotland; in fact, a signpost on the way into Dufftown declares it the "Whisky Capital of the World". This declaration puts the town on the famed Malt Whisky Trail. The North East Coast 250 tourist route is only around 5 miles from the town, making a small detour necessary.

The town has a number of visitor attractions which draw in many tourists each year. The hills and coast are within a relatively short drive with an abundance of wildlife within the region. Tourists also enjoy visiting the many historic site and castles in the area. There is a range of sporting facilities including shooting plus salmon and trout fishing on the rivers Deveron, Findhorn, and the world famous Spey. The nearby mountains provide opportunities for hill walking and

skiing with ski resorts both on the Cairngorm range and the Lecht. The area has renowned golf courses with quality clubs at Boat of Garten, Granttown on Spey, Dufftown and Keith to name but a few. All the other normal facilities one would expect from a vibrant country town such as NHS health centre, small shops, hotels and supermarkets are close by. Primary education is available at Dufftown with Secondary Schooling at Speyside High in Aberlour.

SERVICES

The properties both benefit from mains electricity (No 11 has a 3-phase connection), water and drainage. No 13 also has mains gas and a central heating system which heats all but the attic space.

PRICE

Offers over £205,000 are invited for the freehold interest. The properties are being sold with vacant position. Lot 1 – No 11 being offers over £90,000 and Lot 2 – No 13 being offers over £115,000. The butcher's machinery itemised list is available for separate negotiation if required.

EPC RATING

This shop has an Energy Performance Rating of 'TBC' and the flat has an Energy Performance Rating of 'E'.

TITLE NUMBER

The property has a title number of TBC.



DIRECTIONS

See map insert. What3words reference is [///absorbing.interests.preparing](#)

RATES / COUNCIL TAX

The retail property has a business Rateable Value of £4,300 reference number VR27755 (April 2023). The unit benefits from a 100% discount under the Small Business Bonus Scheme with a potential net liability of £zero for eligible businesses. The flat has a council tax band of A.

PLANS

An indicative title and floor plan are available upon request from the selling Agents ASG Commercial Ltd.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

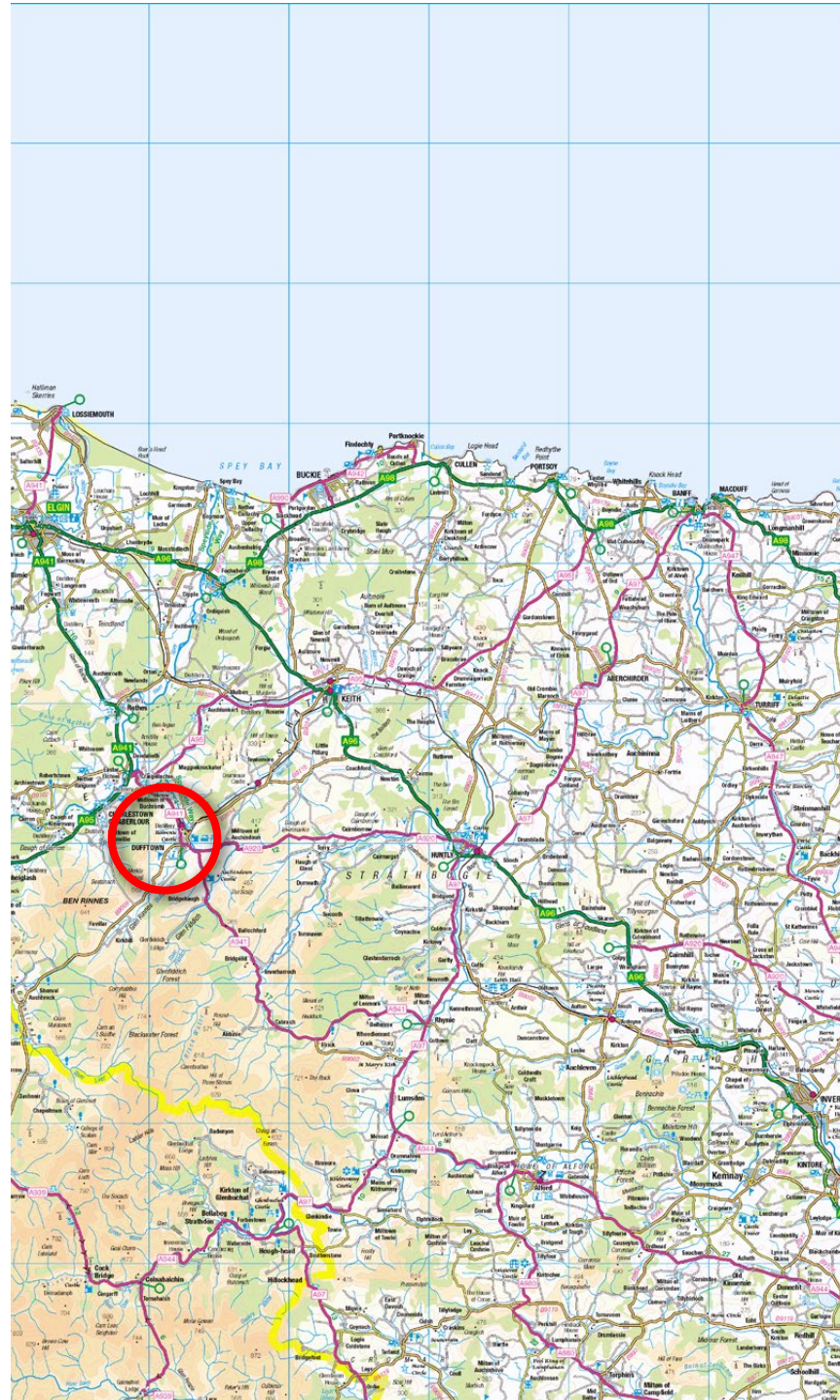
Tel: 01463 714757 (5 Lines)

E: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.



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