

# STEWART & WATSON

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## COMMERCIAL PREMISES, 43 LOW STREET BANFF, AB45 1AU



### *Commercial Premises in good Central Location*

- Spacious Shop Floor Area
- Spread Over 2 Floors
- Good Window Frontage
- Usual Stores, Office & Toilet
- Tenanted from 2022

***Offers in the Region of £80,000***

## COMMERICAL PREMISES, 43 LOW STREET, BANFF, AB45 1AU

### TYPE OF PROPERTY

This former shop premises are for sale due to retirement of the current proprietors after 37 years in business. The premises are centrally located with good window frontage. The premises boasts spacious floor areas spread over two floors and has been well maintained by the current proprietors. In addition, there are 2 handy stores and a toilet located on the ground floor.

The premises has potential to be turned into residential accommodation should the relevant planning permissions be applied for and obtained.

### ACCOMODATION

#### FRONT SHOP

**11.00 x 4.75 (36'1" x 15'7")**

A bright front shop with good window display space and generous retail display areas. Counter. Steps lead to the rear shop, store and toilet. Stairs lead to the first floor retail sales area.

#### REAR SHOP

**4.35 x 2.96 (14'3" x 9'8")**

With shelving and storage space.

#### REAR STORE AND TOILET

Shelved lockable store. Toilet with WC and wash hand basin with water heater over.

#### FIRST FLOOR SALES AREA

**18.93 (L) x 10.41 (W) (62'1" x 34'2")**

Exceptionally spacious sales floor area. Office space.

#### OFFICE

**3.60 x 2.94 (11'10" x 9'8")**

Shelving and rear window.

### INCLUDED IN THE PRICE

The shop will be sold with all fixtures and fittings.

### ADDITIONAL INFORMATION

*Please note that this premises will be tenanted for 5 years from 2022*

### VIEWING

By contacting the Banff office on 01261 818883.

### E-MAIL

[banff.property@stewartwatson.co.uk](mailto:banff.property@stewartwatson.co.uk)

### ENTRY

By arrangement.

### SERVICES

Mains electricity and telephone.

### RATEABLE VALUE

The current rates for the property are £6,200. It is believed that any potential purchaser will benefit from Small Business Rates Relief, however potential purchasers will require to make their own enquiries with the local assessors department in this regard.

### EPC Banding

EPC=F

### LOCATION

Banff is a historic County Town situated at the Estuary of the River Deveron on the Moray Firth Coast and retains a busy and prosperous feel. The town provides an excellent range of professional, shopping and leisure facilities including 18 hole Golf Course, Swimming Poll and Leisure Harbour Banff provides both Primary and Secondary Schooling. Excellent salmon fishing is available on the River Deveron with a wide range of both land and sea based sports available nearby. The City of Aberdeen with main railway station and airport is within reasonable commuting distance, approximately 46 miles.

### REFERENCE

PC/JC/EJ

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777  
59 High Street, Turriff AB53 4EL (01888) 563773  
65 High Street, Banff AB45 1AN (01261) 818883  
42/44 East Church Street, Buckie AB56 1AB (01542) 833255  
35 Queen Street, Peterhead AB42 1TP (01779) 476351

39 Broad Street, Fraserburgh, AB43 9AH (01346) 514443  
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314  
4 North Street, Mintlaw, AB42 5HH (01771) 622338  
25 Grant Street, Cullen, AB56 4RS (01542) 840408  
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331