

# 13-15 West Church Street



Retail / Office



## BUCKIE AB56 1BN

**FOR  
SALE**

- GIA: 457.99 SQ.M / 4,930 SQ.FT OR THEREBY
- OFFERS OVER £145,000 NET OF VAT
- SUITABLE FOR RETAIL OR OFFICE USE

# 13-15 West Church Street BUCKIE

## LOCATION

The property is situated within the town of Buckie on West Church Street. The town is a major fishing port lying on the Moray Coast around 17 miles from Elgin. Buckie has a population of just over 8,000 and acts as a regional centre for the area. Surrounding property uses are a mixture of retail, commercial and residential.

## DESCRIPTION

The subjects comprise an end terraced retail / office premises within an extended one storey block with disused attic which was substantially extended to the rear.

## ACCOMMODATION

The accommodation can be summarised as follows:

Ground Floor:

Image Gallery, Photo Booth Area, Photo Studio, Rear Vestibule, Staff Room, Toilet Vestibule, Toilet, Office, Stores, Inner Hall with Store 1 and 2, Studio 1, 2 and 3, Inner Hall and Toilet.

The Gross Internal Area is 457.99 sq.m / 4,930 sq.ft or thereby.

## SERVICES

We understand that the property is connected to mains supplies for water, gas and electricity whilst drainage is to the public sewer. The property benefits from having gas fired central heating.

## RATEABLE VALUE

The property is entered in the current Valuation Roll with having a Rateable Value of £20,500.

## SALE PRICE

Offers over £145,000 net of VAT are sought.

## VAT

All figures quoted are net of VAT.

## LEGAL COSTS

Each party will pay their own legal fees.

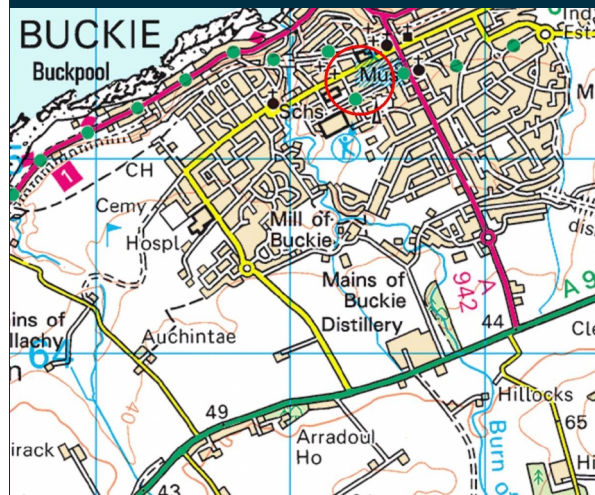
## ENTRY

By mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE

On application.

## FOR SALE Retail / Office



## VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

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- Please read carefully
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