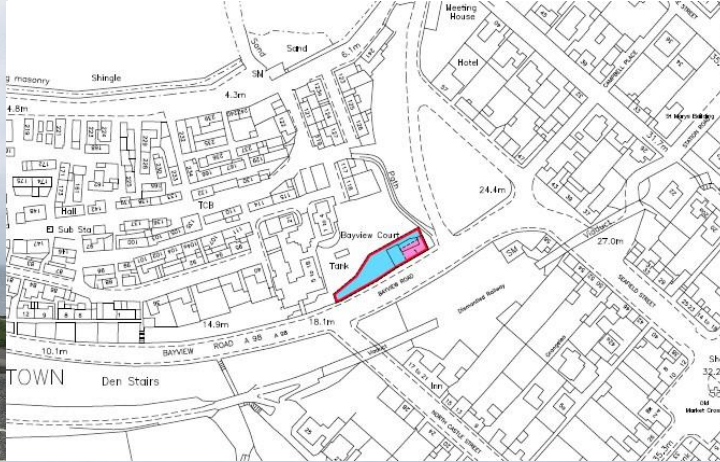


# FOR SALE

## RETAIL UNIT WITH DEVELOPMENT POTENTIAL



## 1 BAYVIEW ROAD, CULLEN, BUCKIE, AB56 4SB

- NIA 132.71M<sup>2</sup> (1,428FT<sup>2</sup>)
- GIA 139.84M<sup>2</sup> (1,505FT<sup>2</sup>)
- POTENTIAL FOR 100% RATES RELIEF
- SITE EXTENDS TO 0.06 HECTARES (0.15 ACRES)

### Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

Tel: 01224 202 800

[www.shepherd.co.uk](http://www.shepherd.co.uk)

## LOCATION:

The subjects can be found within the small coastal village of Cullen which has a population of around 1,300 people. Cullen is located on the North Coast of Moray 55 miles North of Aberdeen and 39 miles West of Fraserburgh. Cullen is located off the A98 route, which serves the coastal towns of Buckie, Banff, MacDuff and Fraserburgh. In addition the A98 links directly into the A96 Aberdeen to Inverness trunk road.

The subjects commend a prominent location on the North side of the A98 Bayview Road in close proximity to Seafield Street which is the main retail area in Cullen.

Surrounding occupiers include Cullen Antique Centre, The Co-Operative Food Shop, Rockpool Café and Cullen Pharmacy as well as a variety of other retailers.

## DESCRIPTION:

The exterior of the subjects is of traditional painted brickwork timber display windows and a flat roof over. The subject has the benefit of having in a very visible location on the hillside enjoying an outlook over Cullen and out to sea.

Internally the subjects features of suspended timber flooring with plaster and painted walls and a suspended ceiling which incorporates spot lighting and fluorescent strip lighting. The subjects have been previously used for retail and showroom purposes.

## ACCOMMODATION:

The subjects provide the following accommodation:-

Accommodation	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor NIA	132.71	1,428
Ground Floor GIA	139.84	1,505

The foregoing areas have been calculated on a net and gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

## SITE PLAN:

The site area extends to 0.06 hectares (0.15 acres).

The area has been calculated using mapping software and is for indicative purposes.

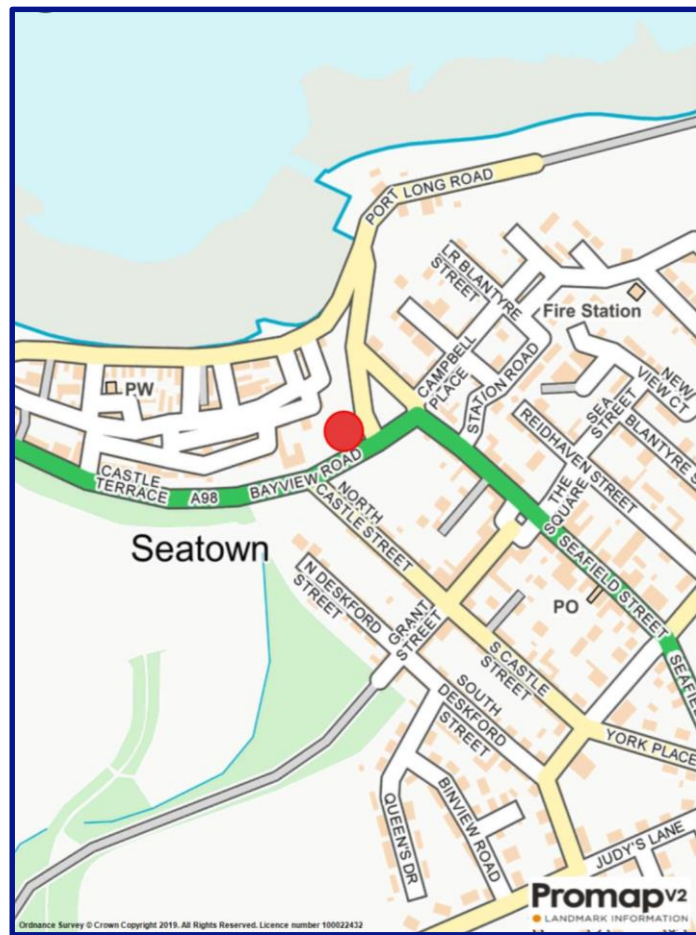
## RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £6,200.

Small Business Bonus Rates Relief of up to 100% may be available to qualifying tenants and parties should contact the Local Authority as to their eligibility.

## DEVELOPMENT OPPORTUNITY:

We believe the subjects would lend themselves to alternative uses including café, restaurant, office or for residential purposes. Interested parties should make enquires with the local planning authority to establish the suitability of their use.



## VAT:

All prices quoted are exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE:

The subjects currently have an EPC Rating of G.

Further information and a recommendation report are available to seriously interested parties upon request.

## PRICE:

Offers are Invited.

## VIEWING:

For further information or viewing arrangements please contact the sole agents:

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