

FOR SALE



RETAIL PREMISES WITH FLAT ABOVE



6 BELVENIE STREET, DUFFTOWN, AB55 4AB

- GROUND FLOOR SHOP
- 3 BEDROOM FLAT ABOVE
- outhouse/GARAGE BUILDINGS
- PRICE - £95,000 EXCLUSIVE OF VAT

Shepherd Chartered Surveyors

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DRAFT

Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy
Development & Investment Consultancy • Acquisitions • Dispute Resolution • Rent Review
Compulsory Purchase & Compensation • Rating • Property Management • Commercial EPC

LOCATION:

The property is found within Dufftown with a population of approximately 1,000 people located approximately 17 miles South of Elgin. Dufftown is a popular tourist location with a number of Scotland’s castles and whisky distilleries within the surrounding area.

The subjects are located on the west side of Balvenie Street between its junctions with Conval Street and MacDuff Place within the town centre. Balvenie Street forms part of the A941 to the A95 and forms part of the main retail and commercial centre for the town.

DESCRIPTION:

The subjects comprise of a retail unit over ground floor and a residential maisonette style flat above. A range of ancillary garages and outbuildings are provided to the rear.

The retail unit has a traditional shop front installed with recessed timber glazed doorway and single glazed retail display frontage with signage fascia above. Internally the front section provides retail space with a preparation area, single w.c. and large storage room to the rear. The rear section benefits from separate access from a communal lane.

The upper floor maisonette flat is accessed via a separate pedestrian doorway at ground floor level with the accommodation arranged over first and attic floors. The first floor provides a lounge area which links through to a small galley style kitchen with a bathroom also located at this level. The attic floor comprises two double and one single bedrooms along with w.c. facilities. Heating within the flat is provided via wall mounted electric panel heaters.

FLOOR AREA:

FLOOR SPACE	M ²	FT ²
Shop	78.68	846
Flat	80.89	871
Attic Store	48.04	521
Outhouse/Garage	66.00	710

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

RATING:

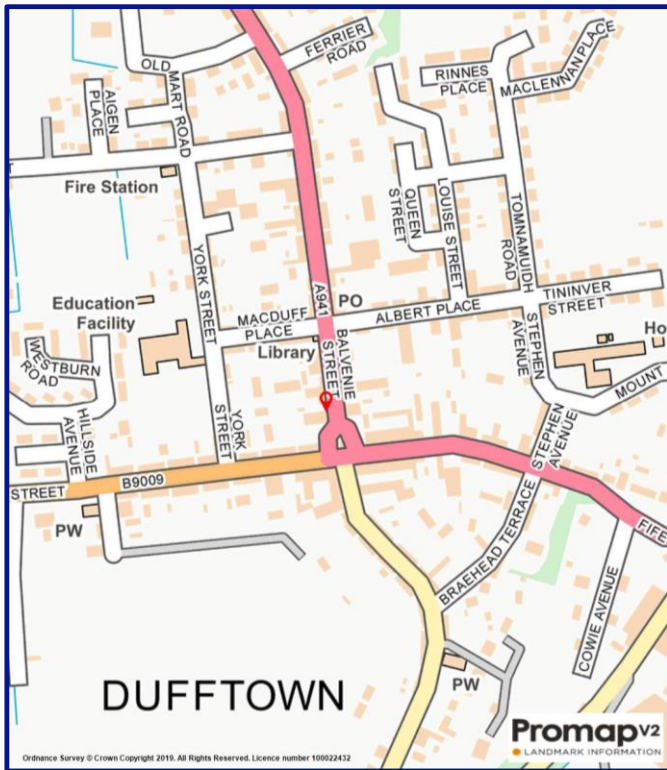
The subjects are currently entered into the Valuation Roll as follows:

- Shop - £3,300
- Garage – £675
- Garage - £350

PRICE:

Offers Over £95,000 exclusive of VAT are sought for our client’s interest in the subjects:

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction



VAT:

All figures quoted are exclusive of VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE:

Available upon request.

CLOSING DATE:

Interested parties are advised to note their interest in writing to be informed of a closing date that may be set in due course.

VIEWING:

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

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