

STEWART & WATSON

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COMMERCIAL PREMISES 41 HIGH STREET *BANFF, AB45 1AN*



Prime Town Centre Location

- Spacious Front Shop Area
- Store Room/Office & Toilet
- Large Display Frontage
- Busy Town Centre Location
- Ample Public Parking Nearby

£7000 p.a

www.stewartwatson.co.uk

COMMERCIAL PREMISES 41 HIGH STREET BANFF

TYPE OF PROPERTY

The ideal opportunity has arisen for anyone looking to start up a business, or indeed relocate into larger premises. Situated in a prominent location within the town centre, these spacious shop premises will certainly appeal to the many business entrepreneurs. There is a bus stop nearby, allowing commuters easy access to all the shops. On-street 30 minute parking along the High Street and more than ample parking nearby, at St Mary's Car Park.

ACCOMMODATION

Shop Area **7.69(at longest) x**
7.47 (at widest)
(25'2" x 24'6")

Shop front door with glazed panel gives access into the spacious shop floor area. Two front facing display windows with deep sills. Part wood laminate and carpet flooring. Low-level storage cupboards run along one wall. Built-in cupboard houses electric meter and fuse box. Two wall mounted electric heaters. Separate office area with entry via a security entry, glazed panel and counter for the dispensing cash. Door to Hallway.

Hallway

Door from main shop floor area leads into the Hallway. Steps lead up to the Inner Hallway, which gives access to a Store Room/Office and Toilet. Shelving. Exterior door with glazed panel. Recessed area houses a stainless steel sink with water geyser.

Store Room/Office **4.08 x 2.15**
(13'5" x 7'1")

Fixed shelving, desk and worktop. Side facing window with deep sill.

FREE VALUATION - We are pleased to offer a free and without obligation, valuation of your own property. Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained herein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

Toilet

WC and wash hand basin with water heater above. Fixed mirror and shelf. Side facing window.

SERVICES

Mains electricity, water and drainage.

Rateable Value

Current rateable value £1,200

Viewing

Contact our Banff Office – 01261 818883

Email

Email: banff.property@stewartwatson.co.uk

Additional Information

The available Term of the Lease is until 23rd June 2019. The current lease is to be reviewed in 2010 and any interested parties should be aware the Rent may change.

LOCATION

Banff is a historic Country 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 Pool and Leisure Harbour and provides both Primary and Secondary Schooling. Excellent salmon fishing is available on the River Deveron with 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 Banff/PC/CB

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
59 High Street, Turriff AB53 4EL (01888) 563773
The Property Shop, 65 High Street Banff AB45 1AN (01261) 818883
St. Catherines, 1 St Catherines Street, Banff AB45 1HU (01261) 815493
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 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 Mon-Fri 2-5pm (01542) 840408
17-19 Duke Street, Huntly AB54 8DL (01466) 792331