

# STEWART & WATSON

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## COMMERCIAL PREMISES

**34 SHORE STREET  
MACDUFF, AB44 1TS**



### *Prime Town Centre Location*

- Large Display Frontage
- Spacious Front Shop Area
- Office/Kitchen Area & Toilet
- Overlooks Harbour Area
- Ideal Business Opportunity

**£425 p.c.m**

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

## 34 SHORE STREET MACDUFF AB44 1TS

### TYPE OF PROPERTY

An ideal opportunity has arisen for anyone looking to start up a business, or indeed re-locate into larger premises. Situated in a prominent location within the town centre and harbour area, these spacious shop premises will certainly appeal to the many business entrepreneurs. There is a bus stop nearby, allowing commuters easy access to the shops.

### ACCOMMODATION

**Shop Area** **6.82 at widest x 5.54**  
(22' 5" x 18' 2")

Shop entry, wooden door leads into the spacious floor area. Two front facing display windows with deep sills. Below the right hand side window there is a purpose built storage cupboard which houses the electric meter and fuse box, at the other window the storage cupboard houses the gas meter. Carpet flooring.



**Counter Area**  
Fixed worktop with two storage shelves below.

**Office/Kitchen Area** **2.62 x 2.22**  
(8'7" x 7'3")

Single bowl, single drainer stainless steel sink with hot water geyser over the sink, base unit below. Office area with fixed worktops and storage shelving. The gas central heating boiler is recessed within this area.



**Stairway**  
Three steps lead up and through to the toilet and the rear door.

**Toilet**  
WC and wash hand basin. Fixed mirror and shelf. Side facing frosted glazed window. Vinyl flooring.

**OUTSIDE**  
The rear door leads out to a small concrete area, with access to a gate which leads out onto the street.

**SERVICES**  
Mains electricity, gas, water and drainage.

**Rateable Value**  
Current rateable value is £3000, and the amount payable is £1221 per annum.

**Entry**  
By arrangement

**Viewing**  
Contact our Banff Office – 01261 818883

**Reference**  
Banff/PC/JC

**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.*

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