

STEWART & WATSON

your **complete** property & legal service

**13 MAIN STREET,
RHYNIE, AB54 4HB**



Development Opportunity

- Planning permission applied for
- 2 self contained units proposed
- Mains electricity connected, mains water and drainage nearby
- Central location in rural village only 9 miles from Huntly
- Ideal for commuting

Offers Over £45,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This is an ideal opportunity to purchase a development opportunity in a central location in the rural village of Rhynie. Planning permission is currently being applied for to turn these commercial premises into two self-contained units. There are currently two good sized rooms in the premises with roof space above. It is envisaged that the roof can be raised in line with the neighbouring properties to provide further accommodation. On street parking is available to the front.

ROOM 1 6.73m x 4.11m (22'1" x 13'5")

This good sized room is currently being used as the main shop front.

ROOM 2 4.22m x 4.10m (13'10" x 13'5")

This is currently used as the storeroom and office. Access to the loft.

SERVICES

Mains electricity. Water and drainage available on street

VIEWING

By Contacting our property shop in Huntly on 01466 792331.

EMAIL: huntly.property @stewartwatson.co.uk

ENTRY

By arrangement

COUNCIL TAX

To be fixed by the Local Authority once the development is complete.

OFFERS

All offers should be submitted in writing to our Huntly office

RENT

The seller would also be willing to rent out the property at the rate of £200 per month, on a full repairing and insuring basis.

LOCATION

Rhynie is a pleasant village with some local amenities, primary school and a medical centre. Located only 9 miles from the market town of Huntly, these properties will be ideal for commuting.

Huntly is a market town and commercial centre situated in the heart of West Aberdeenshire on the A96 approximately 37 miles from Aberdeen. The airport at Dyce is also only about 45 minutes drive. Huntly is the home of Clan Gordon and is renowned for Huntly Castle and the Gordon Schools. The town has a full range of local amenities, Primary and Secondary Schooling and railway station. It has a range of sporting facilities including shooting, fishing and an attractive Golf Course.

POSTCODE

AB54 4HB

REFERENCE

Huntly/BAA/F7/MCD/E18

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.

Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, 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	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS Mon-Fri 10am-4pm	(01542) 840408
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