

# STEWART & WATSON

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## OFFICE PREMISES 55 LOW STREET, BANFF, AB45 1AU



### *Spacious Office Premises in busy location*

- Large reception office
- 6 further Office Rooms (one with sink)
- Kitchen & 2 Toilets
- Gas C.H.
- Excellent town centre location

***Offers Over £75,000***

## OFFICE PREMISES, 55 LOW STREET, BANFF AB45 1AU

### TYPE OF PROPERTY

These spacious Office Premises enjoys a prominent position within the heart of Banff town centre. Ideal for anyone looking to start their own business or to expand an existing business, these Premises boasts 7 Offices, Kitchen and 2 Toilets. Planning Permission was Granted in March 2007 to convert these premises into dwelling accommodation. Metered parking close by and further parking available at St Mary's Car Park.

### ACCOMMODATION

#### Hallway

Double fronted entrance door gives access into the Hallway, leaded glazed fanlight above. Wood panelling to dado rail height. Coving. Door with glazed panel leads into the Entrance Hallway.

#### Entrance Hallway

Access to the Disabled Toilet and to the Bin Store. Stairs to the first floor.

#### Disabled Toilet **1.90 x 1.52** (6'3" x 5')

Two piece white suite comprises, WC and wash hand basin with water heater above. Hand dryer and extractor fan.

#### Staircase

The Staircase with wooden spindles and handrail gives access the first floor. Side facing window with deep sill.

#### Toilet **2.10 x 1.77** (6'11" x 5'10")

Two piece suite comprising, WC and small wash hand basin with water heater above. Hand dryer and xpelair.

#### Hallway

Stairs to the Second Floor. Reception area with glazed screen. Door to Kitchen and the Inner Hallway.

#### Kitchen **3.70 x 3.22** (12'2" x 10'7")

Single bowl, single drainer stainless steel sink top with cold-water tap, hot water geyser. Base units with marble effect worktops. Ceramic tiling above the worktops. Fridge and free standing electric cooker. Rear facing window. Door to Office 1.

#### Reception Office **4.66 x 4.62** (15'4" x 15'2")

Glazed window into Hallway. Red brick fireplace and tiled hearth for display purpose only. Coving and frieze work. Front facing window.

#### Inner Hallway

The Inner Hallway gives access to 3 further rooms.

#### Office 2 **3.32 x 2.77** (10'11" x 9'1")

Coving and dado rail. Electric fuse box. Front facing window.

#### Office 3 **4.70 x 2.78** (15'5" x 9'2")

Alcove with shelving and cupboard below housing the electric meter. Low level cupboard houses the gas meter. Front facing window

#### Office 4 **4.07 x 3.63** (13'4" x 11'11")

Dado rail and coving. Rear facing window.

#### Staircase to the Second Floor

The Staircase with wooden spindles and handrail leads to the top floor landing. Round glazed ceiling panel allows extra daylight into this area.

#### Office 5 **4.14 x 3.61** (13'7" x 11'10")

Two built-in cupboards with shelving, one enclosed by sliding doors. Coving. Rear facing window.

#### Office 6 **3.63 (into recess) x 3.53** (11'11" x 11'7")

Front facing window.

#### Office 7 **4.23 x 3.23** (13'10" x 10'7")

Single bowl, single drainer stainless steel sink top with 2 taps. Base unit and side unit with drawer. Three built-in cupboards, one with shelving. Coving. Rear facing window.

### ADDITIONAL INFORMATION

Planning Permission was Granted in March 2007 by Aberdeenshire Council for the conversion of these Premises into Dwelling Accommodation.

### SERVICES

Mains gas, electricity, water and drainage.

### Rateable Value

The current Rateable Value is listed as £6,100 per annum.

### EPC Banding

EPC=G

### Viewing

Contact our Banff Office – 01261 818883 or direct to the owner Mr Murray on 07703445480.

### Email

Email: [banff.property@stewartwatson.co.uk](mailto:banff.property@stewartwatson.co.uk)

### Offers

All offers should be submitted in writing to our Banff Office.

### Reference Banff/PC/CB

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777  
59 High Street, Turriff AB53 4EL (01888) 563773  
65 High Street, Banff AB45 1AN (01261) 818883  
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 2pm-5pm (01542) 840408  
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331