

STEWART & WATSON

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36D EAST CHURCH STREET
BUCKIE, AB56 1AB

CLOSING DATE
Monday 11th May 2026
at 12.00 noon



Commercial Premises

- Prime trading in town centre location
- Suitable for a variety of uses
- Main front shop/sales area.
- Kitchen/Prep Room & Toilet
- Approx. 38 square metres

Offers Over £25,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale these commercial premises forming the ground floor of a traditional stone building in the coastal town of Buckie. The property is located centrally and benefits from full double-glazing. The premises have most recently been used as bakery shop and have previously been used by many retail outlets but would lend themselves to a variety of business opportunities (subject to obtaining any necessary planning consents). The property occupies a prominent location on towns busy East Church Street with large display windows allowing excellent visibility from vehicular and pedestrian traffic and would lend themselves for a variety of business opportunities.

Viewing is highly recommended to fully appreciate the excellent opportunity these premises offer.

ACCOMMODATION

Main Sales Area

5.07 m x 4.88 m

Enter through glass panelled exterior door into the main shop area. Large front facing window providing excellent visibility from pedestrian and vehicular traffic. Fitted countertop. Wash-hand basin. Various shelving racks. Built-in cupboard housing the electric meter and fuse box. Doors to the kitchen area and cloakroom area.





Kitchen **2.88 m x 2.50 m**
Fitted with a selection of base units and wall shelving.
Two stainless steel sink and drainer units, each with
mixer tap. Wetwall splashback panelling.





Cloakroom Area

This area has doors to the toilet and the main sales shop. Fitted wash hand basin. Coat hooks. Recessed area housing the hot water tank.

Toilet

Fitted with a white toilet.

SERVICES

Mains water, electricity and drainage.

ITEMS INCLUDED

Any fitted floorcoverings, window blinds and light fittings.

N.B

The refrigerators, chill cabinets and appliances within the property can be made available for sale by separate negotiation if required.

Rateable Value

The rateable value for 2026 is £3,800.

EPC Banding

EPC=B

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF

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.

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