

INDUSTRIAL / STORAGE / RE-DEVELOPMENT OPPORTUNITY

27 Crook O'ness
Street, Macduff,
AB44 1QT

- Prominent location within Macduff
- Semi-detached traditional building over four floors
- Includes detached store and yard area
- Suitable for a variety of uses or redevelopment (subject to consents)

572.29 SQM
(6,160 SQ FT)



Property Details

LOCATION

Crook O'ness Street is located within the coastal town of Macduff, immediately adjacent to Macduff Harbour and a short distance from the town centre.

The surrounding area comprises a mixture of commercial, industrial and residential uses, with nearby occupiers including harbour-related businesses and local amenities.



Map Link

DESCRIPTION

The property comprises a semi-detached building arranged over ground, first, second and attic floors, set within a self-contained site.

The building is of traditional stone construction beneath a pitched roof. Internally, the property has been stripped back to shell condition, providing open plan accommodation. Floors are of suspended timber construction, with access throughout via an internal timber stairwell.

Externally, the property benefits from a detached store and yard area suitable for storage and servicing.

In total the site extends to 0.164 acres or thereby.

USE

The property has historically been utilised for storage purposes and is well suited to continue in this use, or for alternative uses falling within Class 5 (General Industrial) and/or Class 6 (Storage and Distribution) of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Subject to obtaining the necessary consents, the property may also present a unique redevelopment opportunity for residential or mixed-use purposes.

LISTED STATUS

The property is recorded by Historic Environment Scotland as a Category B Listed Building.

Further information is available via their website.

ACCOMMODATION

Measured on a Gross Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Ground Floor	156.14 sqm	(1,681 sq ft)
First Floor	154.87 sqm	(1,667 sq ft)
Second Floor	148.76 sqm	(1,601 sq ft)
Attic Floor	67.52 sqm	(727 sq ft)
Detached Store	45.00 sqm	(484 sq ft)

Total **572.29 sqm** **(6,160 sq ft)**

SERVICES

The property is served with mains electricity, and water (currently capped but connection remains in place).

ENERGY PERFORMANCE

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Full documentation is available upon request.

NON-DOMESTIC RATES

The property is currently entered in the Valuation Roll on the following basis:

Demise	Ratable Value (wef Apr-26)	Uniform Business Rate(2026/2027)	Estimated Rates Payable
27 Crook O'ness St	£5,400	£0.481	£4,280*

*Estimated rates payable are calculated using the basic property rate of 48.1p in the pound and are stated prior to any reliefs or transactional adjustments.

The next revaluation is April 2029.

*Subject to meeting the relevant criteria, the property may be eligible for rates relief under the Small Business Bonus Scheme, which can provide up to 100% relief in certain circumstances. Interested parties should make their own enquiries with the local authority to confirm eligibility.

Water and wastewater charges are payable in addition.

PRICE

£80,000 (exc VAT), for our clients heritable interest in the premises.

VAT

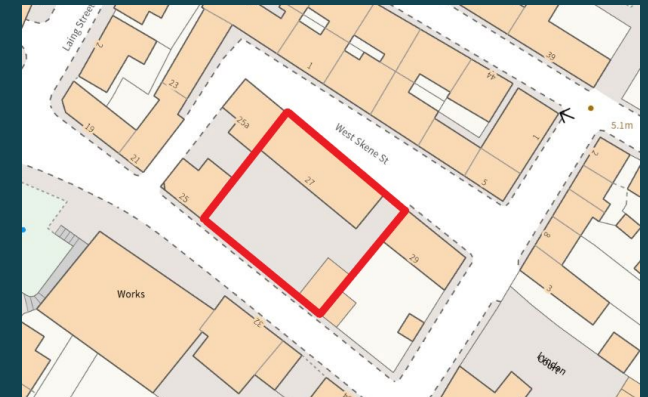
All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any ingoing tenant will be responsible for their own legal costs. Any ingoing tenant will be responsible for the payment of LBTT and registration dues.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.



Make an enquiry

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