

# CCL

## STEW'N'DREW'S ICE CREAM

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CCL are delighted to bring to market this ground floor commercial premises located in a prime trading location in Buckie's town centre. Previously ran as an ice cream parlour, this flexible space would suit a range of uses. This would also be an ideal development opportunity. Viewing is highly recommended.

The premises occupy a prime trading location on Buckie's principal retailing thoroughfare. The property is situated in a prominent location on the High Street which benefits from a high volume of foot fall and passing trade. Surrounded by a mix of retail, hospitality, residential and office-based buildings. Buckie is a popular trading location and commuter town, situated approximately 17 miles to the east of Elgin. The town itself is located on the main A98 and is well served through various established transport links including bus routes connecting to all parts of Moray and Banffshire. Both Inverness (55 miles) and Aberdeen (63 miles) offer a large range of additional services and both benefit from airports.

- Freehold
- 1,030 sq ft – 95.66 sq m (NET)
- Prime High Street Commercial Investment
- Ground Floor Premises
- Potential Alternative Uses



T: 01343 610520

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**17 East Church Street, Buckie, Moray, AB56 1EX**

**£85,000 Freehold**

#### Situation

Buckie is a popular trading location and commuter town, situated approximately 17 miles to the east of Elgin. The town itself is located on the main A98 and is well served through various established transport links including bus routes connecting to all parts of Moray and Banffshire. Both Inverness (55 miles) and Aberdeen (63 miles) offer a large range of additional services and both benefit from airports.

#### The Property

The property benefits from a primary shopping catchment and has an excellent trading location on the main commercial retail street of the town. It's a versatile premise that would suit a variety of uses and is ideally situated with numerous commercial traders occupying neighbouring sites. The quality and diversity of local shops continue to provide a boost to the local economy.

The front of the unit benefits from large aluminium framed display windows incorporating single glazed planes and a recessed pedestrian entrance. Internally the premises are laid out to provide large customer sales area to the front which is fitted with vinyl flooring, painted plaster board walls and suspended grid ceiling incorporating recessed CAT 2 light fitments and a recessed air conditioning unit. The rear extension includes a kitchen with wipe down walls, non-slip flooring and stainless steel worktops, staff WC and stairs leading to attic area which provides additional storage.

Rateable Value £8,500

#### FLOOR SPACE:

Ground Floor 46.11 sq m (496 sq )

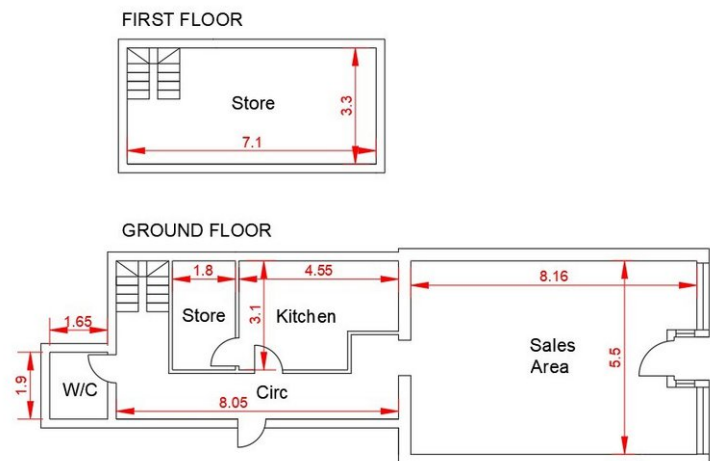
Ground Floor rear 30.10 sq m (389 sq )

First Floor 13.45 sq m (145 sq )

Total NIA 95.66 sq m (1,030 sq )

#### External

The store front opens up onto East Church Street. There is an area of land/garden to the rear of the property (which can be accessed from a side gate or the fire exit), along with two outbuildings.



#### CCL Property

62 High Street, Elgin, Moray, IV30 1BU

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and things tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.