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LAW PRACTICE

1-3 The Square, Cullen, AB56 4RR Commercial

£200,000 per calendar month in the region of

Property summary

Cullen offers a rich and diverse range of services and amenities, making it a haven for arts, cultural and social events. The town is home to antique centres, independent vintage shops, and an architectural salvage yard, all contributing to its unique charm. With day-to-day conveniences readily available, Cullen is also renowned for its world-famous Cullen Skink and its 18-hole links golf course. The town features a nursery and primary school, while secondary schooling is provided at Buckie High School and Keith Grammar School. Additional amenities include a post office, medical centre, and community centre/library. Elgin, Aberdeen, and Inverness are all within easy commuting distance, with train stations at Keith and Elgin offering direct links to Aberdeen and Inverness. Nearby Buckie and Elgin boast major supermarkets, independent shops, and a variety of sporting and recreational facilities.

Located in the town centre, 1-3 The Square is a Category B Listed property that currently operates as Cullen Galleries. This property combines commercial and residential spaces, including an adjoining one-bedroom apartment. The accommodation is spread over three floors. On the ground floor, the layout includes gallery spaces comprising the shopfront and a second gallery room, alongside the apartment, which features a combined bedroom/lounge area, a bathroom, and a kitchen. The first floor consists of a lounge/gallery space, a bedroom or multipurpose room with an ensuite bathroom, while the second floor contains two attic rooms. A program of modernisation was initiated by the owner, which includes insulation, rewiring, and the installation of an air source heating system and a security system. The property retains its beautiful traditional features throughout, offering a blend of historic charm and contemporary functionality.

Cullen Galleries was established in 2020 and showcases an extensive collection of artwork from many local artists and has hosted numerous exhibitions. The main shopfront, accessed directly from the town square, features a large display window. The property can also be accessed by a traditional wooden door into the ground floor hall which accesses the main shop, a second gallery room and the staircase to the first floor. The second gallery room also overlooks the square and provides access to the apartment.

Type: Retail

Availability: Under Offer

Full details

The apartment within the property has undergone a program of modernisation, including full insulation, rewiring, and the installation of a modern kitchen and bathroom. The kitchen is fitted with contemporary wall and base-mounted units with contrasting worktop, an integrated electric oven and hob, and a stainless steel sink with a drainer and mixer tap. Two windows overlook the courtyard, providing a bright and welcoming space. The bathroom features a white three-piece suite, complete with an electric shower over the bath. The apartment has direct access to the

courtyard and garden via the kitchen, with additional access through a shared door and covered passageway leading from the square.

A carpeted staircase with wooden spindles and curved handrail leads to the first and second floors. On the first floor, the lounge serves as a bright and spacious gallery space, with three large windows overlooking the square and flooding the room with natural light. The lounge includes a wood-burning stove set on a tiled hearth with a wooden fire surround. The second room on this floor, currently utilised as a multipurpose space, overlooks the square and features an ensuite bathroom. This room could also be converted into a kitchen, enhancing the flexibility of the property. The ensuite bathroom includes a three-piece suite with an electric shower above the bath. The second floor consists of two attic rooms. One is currently used as a bedroom, while the other offers versatile options for use, such as a studio, office, or additional bedroom.

The property benefits from a large enclosed garden, which can be accessed either through the apartment or via the shared covered passageway from the square. The courtyard area, laid with stone chips, features steps leading to an elevated lawn. Two garden sheds are situated here, offering useful storage space.

Main Shop - 5.37 x 4.76m
Gallery Space - 4.90 x 3.61m
Apartment Bedroom - 3.59 x 3.53m
Bathroom - 2.42 x 1.60m
Kitchen - 3.92 x 1.99m
Lounge/Gallery - 5.35 x 4.58m
Bedroom - 3.65 x 3.58m
En-suite - 3.88 x 1.07m
Bedroom/Attic Room - 4.40 x 4.10m
Attic room 2 - 3.67 x 3.66m

Type: Retail

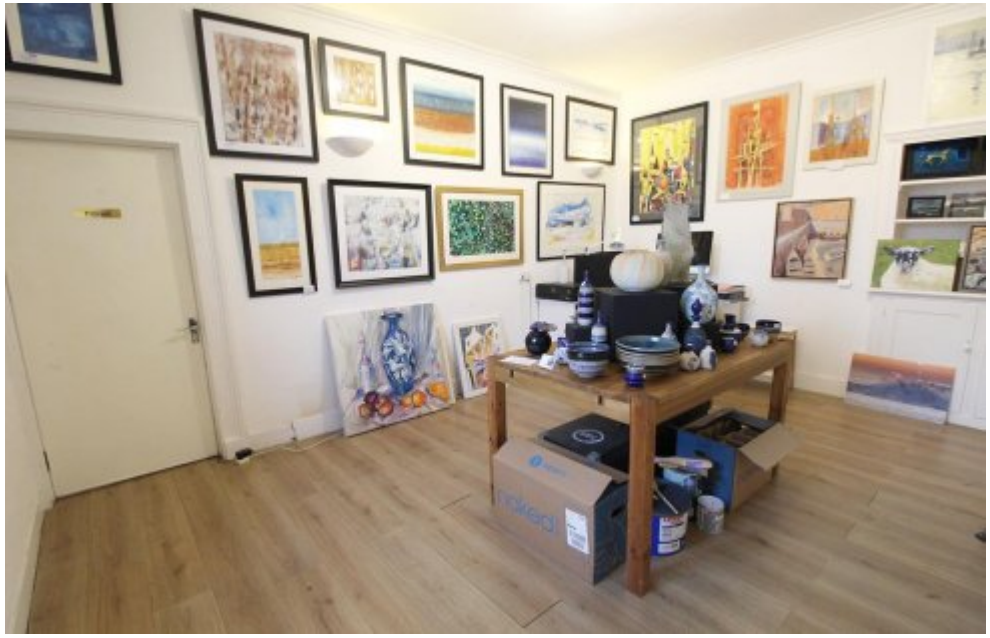
Availability: Under Offer
































ROCKY BALBOA
ROCKY II





GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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