



YVONNE'S  
29 WEST CHURCH STREET  
BUCKIE  
AB56 1BP

RETAIL SHOP

PRIME TRADING LOCATION

LARGE DISPLAY WINDOWS

MAIN SHOP

CLOAKROOM

EPC BAND G



Offers Around  
**£45,000**

alexander**george**&co 

## DESCRIPTION

We are delighted to offer for sale this commercial property which occupies a prime trading location in the busy town centre. Buckie is a busy, thriving local community with amenities including Doctor's surgeries, Supermarkets, Library, Hospital, Primary and Secondary Schools.

The premises have until recently been used as a popular drapery & soft furnishing shop but would be suitable for a variety of commercial uses (subject to obtaining the necessary planning consents).

The property forms part of a large traditional building with the remainder of the building comprising other commercial properties with residential flats on the first floor. The property comprises of a large main sales area, rear hallway, kitchen/storage area and W.C..

Services mains water, electric and drainage.

The current owners benefit from small business rates relief and no rates are currently payable.

## VIEWING

By appointment by contacting our Buckie Property Shop on (01542) 831307

## Accommodation Entrance

Enter the shop through inset glazed door with tiled flooring. Original mosaic. Large display windows on either side. Security gates.

## Shop

Tongue and groove linings with numerous display shelves and hooks. Five efficient overhead electric heaters. Purpose built cupboard housing electric meter. Window display space at either side of entrance doorway. Seven power points. Five fluorescent strip lights. Fitted carpet.

**10.8m x 3.89m**

## Rear Hallway

This area leads to storage/kitchen area. Partially glazed door leading to cloakroom.

## Storage/Kitchen Area

Five wall mounted storage shelves. Inset stainless steel sink and drainer unit. Heatrae geyser. Two power points. Ceiling light fitment. Fitted carpet.

## Cloakroom

Fitted with white W.C.. Xpelair fan.

These particulars do not constitute any part of an offer or contract. All statements contained herein although believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of each of these statements contained in these particulars.



Amicable House  
252 Union Street  
Aberdeen  
AB10 1TN  
† 01224 621620  
f 01224 622621

The Old Bank Buildings  
Balmellie Street  
Turriff  
AB53 4DW  
† 01888 562245  
f 01888 563590

25 High Street  
Banff  
Aberdeenshire  
AB45 1AN  
† 01261 815678  
f 01261 818825

16 East Church Street  
Buckie  
Moray  
AB56 1AE  
† 01542 831307  
f 01542 833856