

ONLINE AUCTION

- > GUIDE PRICE - £46,000
- > RETAIL UNIT WITHIN POPULAR SEASIDE VILLAGE
- > BENEFITS FROM CONSENT FOR RESIDENTIAL REDEVELOPMENT
- > FLOOR AREA – 55.19 SQ.M (594 SQ.FT)

FOR SALE

19 GRANT STREET, CULLEN, AB56 4RS

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800, www.shepherd.co.uk/commercial-auctions

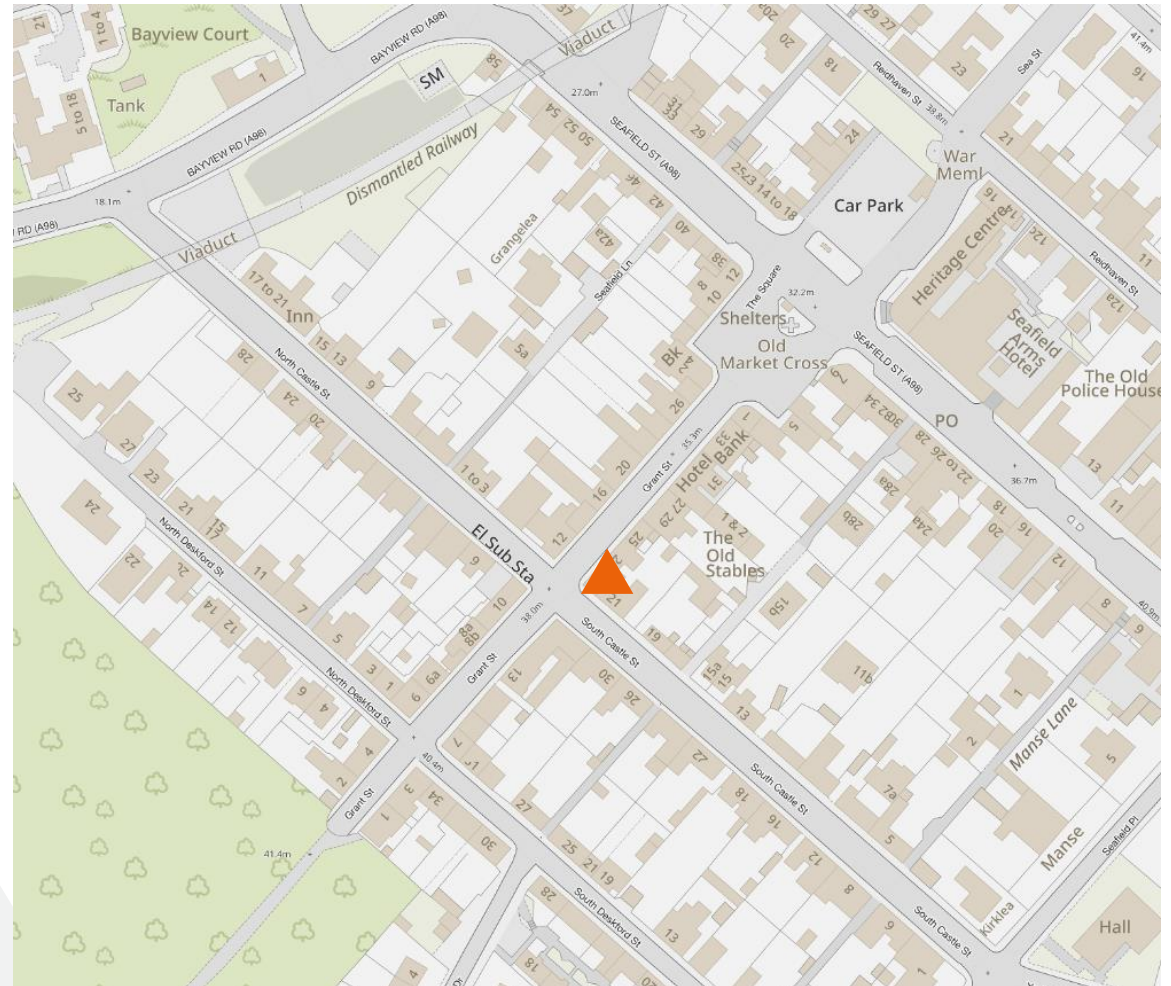
LOCATION

The subjects can be found within the small coastal village of Cullen which has a population of around 1,300 people. Cullen is located on the North Coast of Moray 55 miles North of Aberdeen and 39 miles West of Fraserburgh. Cullen is located off the A98 route, which serves the coastal towns of Buckie, Banff, MacDuff and Fraserburgh. In addition, the A98 links directly into the A96 Aberdeen to Inverness trunk road.

The subjects are located just off the Square within the village and accordingly are well located within the village.

The Co-op is directly opposite the subjects with Stewart & Watson and the Grant Arms Hotel in close proximity.

The surrounding streets provide unmetred parking.



DESCRIPTION

The accommodation comprise of a ground floor retail unit along with attic storage above, accessed via a ladder within the retail area itself. The accommodation extends into the neighbouring premises to provide storage accommodation.

The accommodation has a concrete painted floor, painted walls and ceilings and lighting by spot lights. W.c. facilities are provided in an outbuilding.



ACCOMMODATION	m ²	ft ²
Ground Floor	55.19	594

The above floor area has been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £4,000.

DEVELOPMENT OPPORTUNITY

The subjects obtained consent for change of use to dwellinghouse including external alterations in August 2022 with further information available at:

<https://publicaccess.moray.gov.uk/eplanning/applicationDetails.do?activeTab=documents&keyVal=R9JNDQBGMG000>

GUIDE PRICE

The guide price for this property is £46,000.

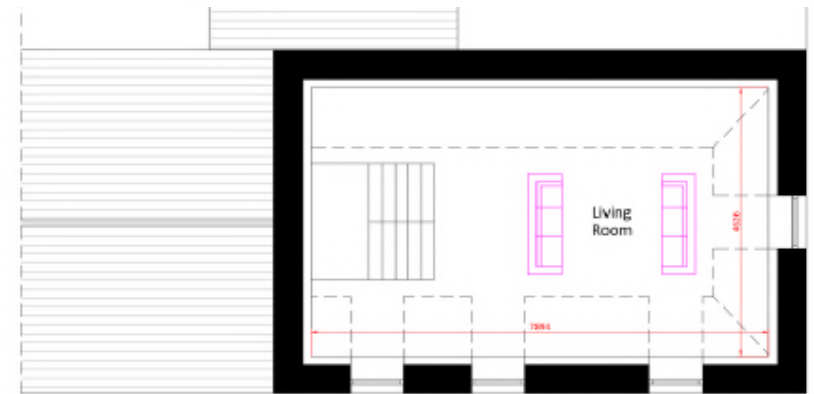
ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Rating of t.b.c.

Further information and a recommendation report is available to seriously interested parties on require.



Proposed Ground Floor Plan



Proposed First Floor Plan

FOR SALE BY UNCONDITIONAL ONLINE AUCTION

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Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

The buyer's fee is 3% plus VAT subject to a minimum of £3,000 plus VAT.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues etc.

LEGAL PACK

The legal pack is available to view online.

VAT

See legal pack.

CONTACT DETAILS**Local Office Contact**

Mark McQueen

35 Queens Road

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For further information or viewing arrangements please contact the sole agents:

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