

ONLINE AUCTION

- > GUIDE PRICE - £120,000
- > RETAIL UNIT WITH DEVELOPMENT POTENTIAL
- > NIA – 132.72 SQ.M (1,428 SQ.FT)
- > GIA – 139.84 SQ.M (1,505 SQ.FT)
- > SITES EXTENDS TO 0.06 HECTARES (0.15 ACRES)



FOR SALE

1 BAYVIEW ROAD, CULLEN, AB56 4SB

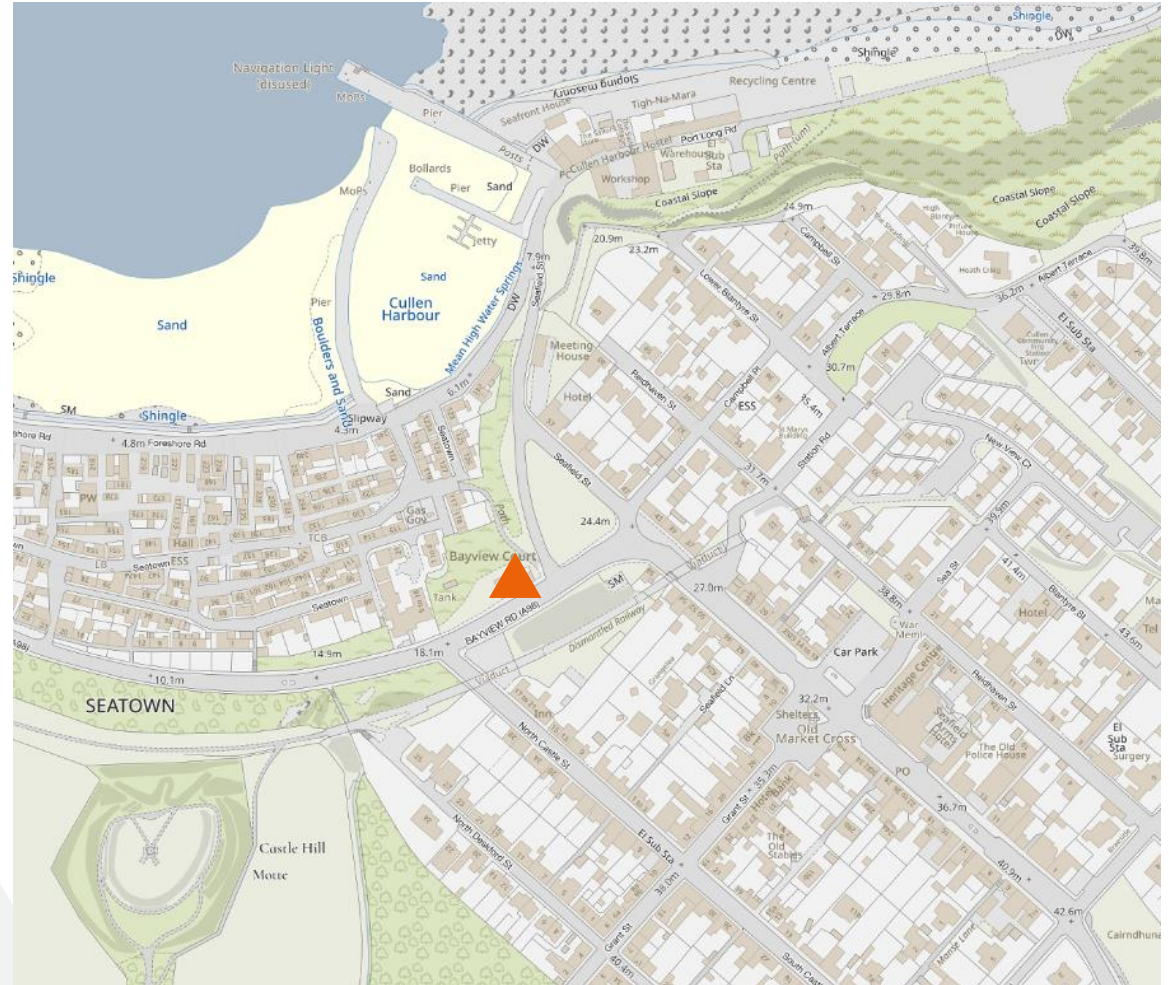
CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800, www.shepherd.co.uk/commercial-auctions

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 command a prominent location on the North Side of the A98 Bayview Road in close proximity to Seaford Street which is the main retail area in Cullen.

Surrounding occupiers include Cullen Antique Centre, The Co-Operative Food Shop, Rockpool Café and Cullen Pharmacy as well as a variety of other retailers.



DESCRIPTION

The exterior of the subjects is of traditional painted brickwork timber display windows and a flat roof over. The subject has the benefit of having in a very visible location on the hillside enjoying an outlook over Cullen and out to sea.

Internally the subjects features of suspended timber flooring with plaster and painted walls and a suspended ceiling which incorporates spot lighting and fluorescent strip lighting. The subjects have been previously used for retail and showroom purposes.



It should be noted that the dinosaur is available by way of separate negotiation or can be removed from the building prior to sale



ACCOMMODATION	m ²	ft ²
Ground Floor NIA	132.71	1,428
Ground Floor GIA	139.84	1,505

The above floor areas have been calculated on a Net and Gross 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 £6,200.

DEVELOPMENT OPPORTUNITY

We believe the subjects would lend themselves to alternative uses including café, restaurant, office or for residential purposes. Interested parties should make enquiries with the local planning authority to establish the suitability of their use.

GUIDE PRICE

The guide price for this property is £120,000.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Rating of G.

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





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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

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Aberdeen, AB15 4ZN

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

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