

AUCTION DATE  
18TH APRIL 2024 @  
2:30 PM

**ONLINE AUCTION**

- > RETAIL PREMISES LOCATED IN BANFF TOWN CENTRE
- > TRIPLE WINDOW FRONTAGE
- > SIZE – 284.44 SQM (3,062 SQFT)
- > GUIDE PRICE - £55,000



FOR SALE

**27 LOW STREET BANFF, AB45 1AU**

**CONTACT:** Shona Boyd, [Shona.Boyd@shepherd.co.uk](mailto:Shona.Boyd@shepherd.co.uk), 01224 202814, [www.shepherd.co.uk](http://www.shepherd.co.uk) | [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)



**LOCATION**

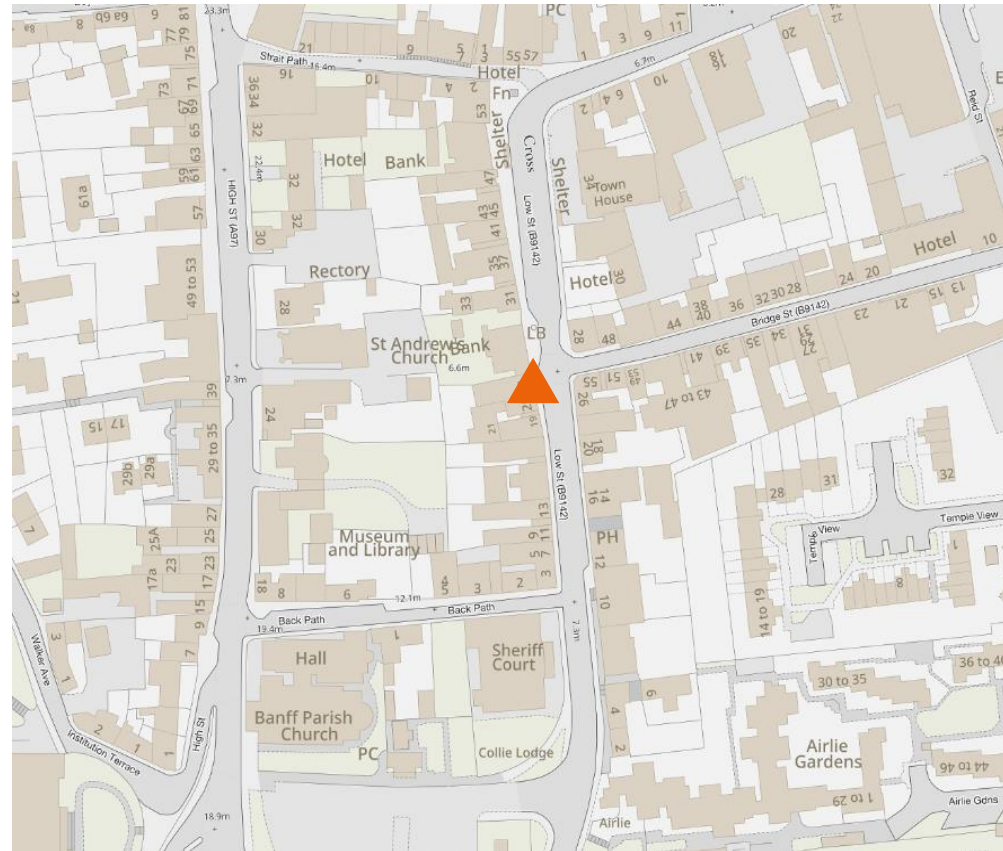
The property is located within the popular coastal town of Banff, which is located approximately 50 miles north of Aberdeen and around 35 miles east of Elgin. The Royal Borough of Banff is an important administrative service centre for the western half of Aberdeenshire North.

More specifically, the subjects are located on the west side of Low Street where it meets the junction with Bridge Street. Low Street itself comprises part of the commercial town centre for Banff. Other occupiers within the vicinity include the Bank of Scotland, Cherry Tree Café, Happy Palace Takeaway and Lyon’s Den Business Hub.

**DESCRIPTION**

The shop comprises a retail unit set within a three storey and attic building with a pitched slate roof over. The premises benefits from an excellent triple window frontage.

Internally, the accommodation is spread over three floors comprising a spacious shop floor, work/storage areas, staff room facilities and two WC’s. The premises would lend themselves to a variety of commercial uses, as well as redevelopment, subject to obtaining the appropriate planning permission



**ACCOMODATION**

The below floor areas have been calculated on a Net Internal Floor Area Basis.

Accommodation	SQM	SQFT
Ground Floor	175.12	1,885
First Floor	46.6	502
Second Floor	62.72	675
<b>Total</b>	<b>284.44</b>	<b>3,062</b>

The above-mentioned floor areas are calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

**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.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects currently have an EPC rating of 'D'.

Further information and a recommendation report are available to seriously interested parties upon request



**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 2% plus VAT subject to a minimum of £2,000 plus VAT.

**LEGAL PACK**

The legal pack is available to view online.

**VAT**

All figures quoted are exclusive of VAT.

**CONTACT DETAILS****Local Office Contact**

Shona Boyd

35 Queens Road

Aberdeen, AB15 4ZN

Tel: 01224 202814

[Shona.Boyd@shepherd.co.uk](mailto:Shona.Boyd@shepherd.co.uk)

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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN 01224 202 800

**Shona Boyd**, [Shona.Boyd@shepherd.co.uk](mailto:Shona.Boyd@shepherd.co.uk), 01224 202814, [www.shepherd.co.uk](http://www.shepherd.co.uk) | [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

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