

## CAFÉ PREMISES

- > LOCATED ON FIRST FLOOR
- > FLOOR AREA – 97.99 SQM (1,055 SQFT)
- > ALL INCLUSIVE RENTALS AVAILABLE
- > FLEXIBLE TERMS AVAILABLE
- > ATTRACTIVE PREMISES WITH WELL ESTABLISHED ANTIQUES CENTRE ON GROUND FLOOR

TO LET

**CAFÉ – SEAFIELD STREET, CULLEN, AB56 4SG**

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## First Floor Café Premises Within Well Established Antiques Centre

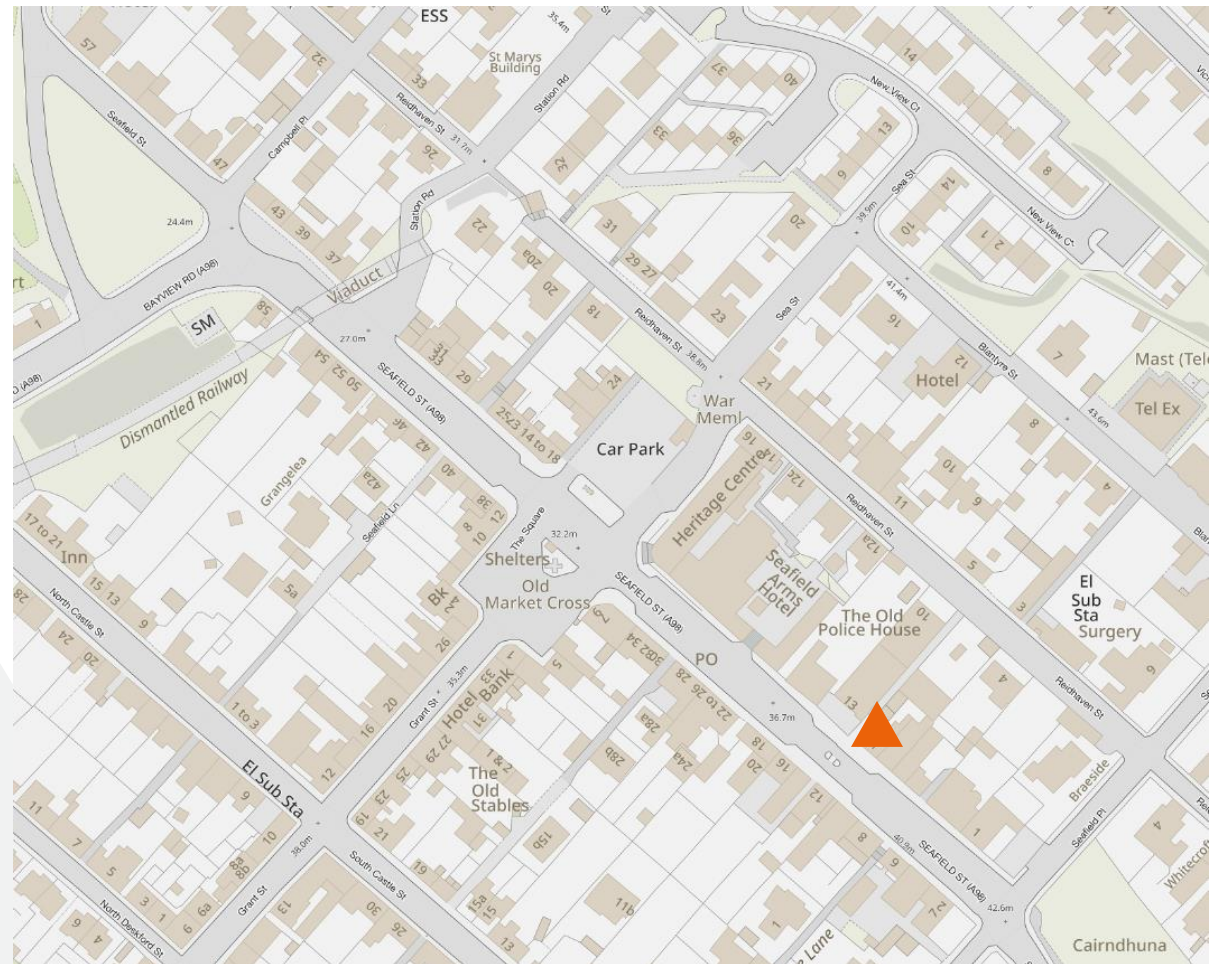
### LOCATION

The subjects can be found within the small coastal village of Cullen which has a population of around 1,300. Cullen is located at the north coast of Moray, 55 miles north of Aberdeen, 39 miles west of Fraserburgh and 60 miles east of Inverness. It is located on the A90 coastal route, which services the adjoining towns Buckie, Banff and Portsoy.

The A98 services Cullen and links directly to the A96 Aberdeen to Inverness trunk road.

Cullen benefits from a primary school and a range of local services and amenities. The town is popular with tourists due to its attractive coastal position and a wide range of sports and recreational activities are available.

The subjects are located on the east side of the Seafield Street between the junction with Seafield Place and The Square. The surrounding area is mixed in nature with retailers and residential accommodation. Surrounding occupiers are mainly commercial in nature



## DESCRIPTION

The subjects comprise of the first floor of a former church premises of traditional sand stone blockwork with a pitched roof. Access to the building is by a double timber door entering into the main vestibule which provides entrance to the main sales area. Single W.C. facilities are available on the side of the entrance vestibule and are the responsibility of the café.

The area benefits from a large, stained glass window providing high levels of natural light into the premises with the ceiling being arched in design. The floor is split to provide 4 separate rooms but can provide full open plan retailing space.

ACCOMMODATION	SQM	SQFT
First Floor	97.99	1,055

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

## RENTAL

Upon Application

## LEASE TERMS

The premises are available on the basis of a new lease of negotiable duration.

## RATEABLE VALUE

The subjects are contained as part of a larger entry and any transaction will be inclusive of rates payable.

## SERVICE CHARGE

There shall be a service charge for payment of any common costs, utilities etc.

Further information is available upon request.

## ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of 't.b.c'.

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

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.

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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
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