

53 MAIN STREET, ABERCHIRDER, BY HUNTLY, AB54 7SY



MurdochMcMath&Mitchell
Solicitors & Estate Agents

We are exceptionally pleased to advertise for sale **THE SHOP PREMISES 53 MAIN STREET, ABERCHIRDER** which is currently a Shop but which could provide multiple opportunities for the right purchaser. The Shop is well positioned next to the local pharmacy and within minutes walk of the Main Town Square. The premises are fitted out with a front, middle and rear shop with well maintained facilities and substantial storage space. On the upper floor is a versatile office which provides a light and airy work space. We expect local interest to be high as there is potential for a business to achieve prominence in Aberchirder.

£70,000

PRICE GUIDE - OVER ~~£85,000~~





Aberchirder is a small Town located approximately 12 miles from Huntly and approximately 6 miles from Turriff. It has a limited range of local amenities including a Post Office, General Store, Health Centre and Primary School. Further and more extensive facilities are found in the neighbouring Towns of Huntly and Banff which are approximately 13 miles distant.



ACCOMMODATION comprises:-

GROUND FLOOR:-

FRONT SHOP the Front Shop is entered off Main Street and measures 4.63m x 5.27m or thereby. It is entered by a partially glazed doorway and has large windows to Main Street. The Shop is located next door to the pharmacy and is in a prominent position in the Town. There is a wide selection of shelving and fitments. Impressive glazed counter with display shelving. Radiator. Modern light fittings and spotlights. Modern flooring. Understair recess. Stairway with handrail leads to the Upper Floor.



MID SHOP there is a large Mid Shop area measuring 7.70m x 3.83m or thereby which is presently used for displaying napkins and table displays. Modern flooring. Modern spotlighting and further lighting. Electric storage radiator.

MALE/FEMALE TOILET measuring 1.53m x 1.96m or thereby with wash hand basin and W.C. Two windows. Light. Old “butler style” sink. Water heater. Usual toilet fitments.

REAR SHOP with excellent display areas and fitments measuring 3.73m x 6.70m or thereby. There is a substantial **Store** off the Rear Shop with shelving and lighting.





KITCHEN measuring 2.10m x 2.84m or thereby. This fully fitted Kitchen has a wide selection of wall and base units. Stainless steel sink with mixer tap. Small wash hand basin. Modern work surfaces. Free standing cooker. Striplight.

UPPER FLOOR:-

Steps lead to the Upper Floor Landing where there is a store. Large **OFFICE** measuring 4.43m x 3.42m or thereby with fitted cupboards. Radiator. Two velux windows.

FEATURES:-

EXCELLENT SHOP WITH THREE SEPARATE DISPLAY AREAS, TOILET AND SMALL KITCHEN

LARGE STORAGE AREA

THE BUSINESS OF QUALITY NAPKINS IS NOT INCLUDED AND DOES NOT FORM ANY PART OF THE SALE ONLY THE PREMISES 53 MAIN STREET, ABERCHIRDER IS FOR SALE

PREVIOUSLY A SMALL CAFE

GREAT POTENTIAL FOR DEVELOPMENT SUBJECT TO ALL NECESSARY APPROVALS AND CONSENTS

TITLE PLAN ATTACHED

Viewing - By arrangement with Subscribers.

Price Guide - ~~OVER £85,000~~ £70,000



Entry - By mutual arrangement.

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While the foregoing particulars are believed to be correct they are not guaranteed (and the measurements are for guidance only) and prospective offerers should satisfy themselves on all aspects concerning the subjects before offering.

The Subscribers, as Agents for the Seller, may fix a closing date for offers in respect of which they will notify all parties who have noted an interest with the Subscribers. The Seller reserves the right to accept any offer prior to such closing date and no responsibility will be accepted for expenses incurred by prospective purchasers in the event that the property is previously sold, let or withdrawn.

The photographs appearing in this Schedule obviously show only certain parts and aspects of the property, which may have changed since taken. It should not be assumed that the property remains as displayed and no assumption should be made in respect of those parts, which are not shown in the photographs.

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 LAND REGISTER OF SCOTLAND	Officer's ID / Date 3322 14/7/2007	TITLE NUMBER BNF4914
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