

KEITH CARPET CENTRE, 119 MID STREET, KEITH, AB55 5AA



We are pleased to offer for sale this well located, spacious **SHOP** which overlooks the busy Main Street in the Town of Keith. To the front of the shop are two excellent display windows with wide shelving providing ideal shop window frontage. The traditional doorway is tiled and leads into a partially glazed door leading into the shop. There are security metal gates to the front.

OFFERS OVER £75,000



MurdochMcMath&Mitchell
Solicitors & Estate Agents

Keith is an established town, in the heart of Whisky Country, some 50 miles west of Aberdeen on the A96 Trunk Road and some 20 miles west of Elgin. It lies in the junction of A96 and A95 (Keith to Grantown on Spey and Keith to Banff roads) and has a Railway Station on the Aberdeen to Inverness line. The population is around 5,000 and the town has excellent Primary and Secondary schools, hospital and medical centre, Dental Practice, supermarket and a good range of commercial, shopping and sports facilities.

Front Shop

The Front Shop measures **7.80m by 5.49m or thereby**. There is a large matwell and space under the window ledges / display areas for storage. Strip lighting.



Middle Shop

The middle shop area has strip lighting and measures **5.78m by 4.10m or thereby**. A passageway with a door off leading to the Office has a shelved area for further storage.



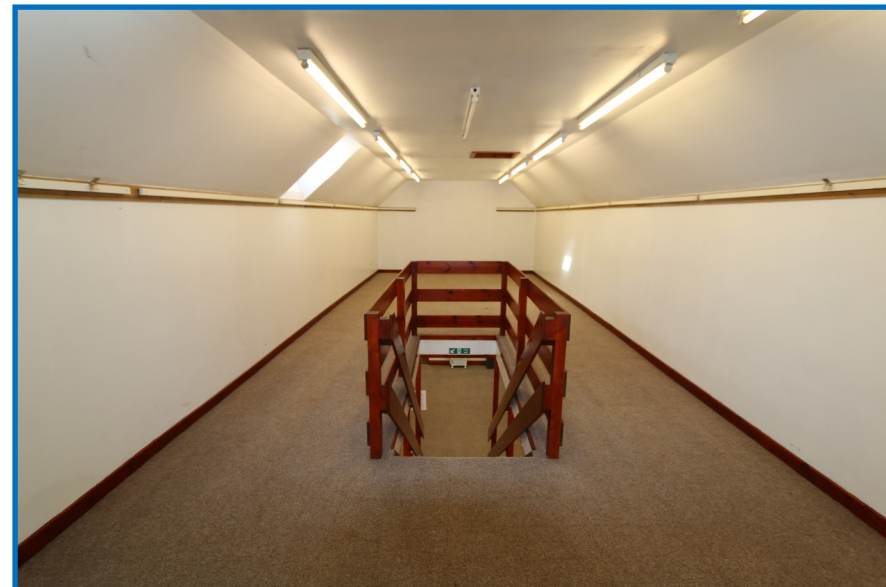
THE **OFFICE** measures **2.58m by 1.72m or thereby** and has a work surface. In the Office there is some basic shelving, a strip light and an original safe. A slope leads down into the **Rear Shop** where there is further strip lighting. This area measures **3.97m by 11.05m or thereby**. There is a door leading outside and a feature stairway in the middle of the Rear Shop leading to the **UPPER FLOOR**. The Upper Floor provides extension storage and display areas. There is a coombed ceiling. Strip lighting. A small W.C. is located off with a small window, sink and water heater. The entire **Upper Floor** measures **11.36m by 4.18m or thereby**.



Office



Rear Shop



Upper Floor

Ground Floor Rear Area – Measuring 5.49m by 3.71m or thereby – A doorway leads through into an area to the rear which has a sink incorporated within a unit. Strip lighting. Stainless steel sink and drainer. Door leading outside. Steps in the Rear Area lead to another Upper Floor where there are some work benches, strip lights and separate rooms. The three separate areas measure **3.69m by 3.28m or thereby, 1.88m by 1.71m or thereby and 3.67m by 2.06m or thereby.**



Rear Area

Outside – There is an area of ground to the rear which requires some maintenance.



Rear Upper Floor

FEATURES

- **EXCELLENT TOWN CENTRE LOCATION**
- **TRADITIONAL BUILDING WITH LARGE DISPLAY AREAS SUITABLE FOR MOST SMALL BUSINESSES**
- **VIEWING RECOMMENDED TO APPRECIATE THE SIZE OF THE PREMISES**

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £75,000

Entry: By Mutual Arrangement



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.

E. & O.E.

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