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EAST CHURCH STREET

BUCKIE, AB56 1AB

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MCEWAN FRASER LEGAL ARE DELIGHTED TO BRING TO MARKET THIS TWO STOREY FREEHOLD COMMERCIAL PREMISES SITUATED ACROSS GROUND AND FIRST FLOOR LEVELS. IDEALLY LOCATED IN A PRIME TRADING LOCATION IN BUCKIE'S TOWN CENTRE.

Previously run as a mobile phone and vape shop, however this flexible space would suit a range of uses. This could also be a great development opportunity. Viewing is highly recommended.

The premises occupy a prime trading location on Buckie's principal retailing thoroughfare. The property is situated in a prominent location on the High Street which benefits from a high volume of footfall and passing trade. Surrounded by a mix of retail, hospitality, residential and office-based buildings.

Freehold Premises.

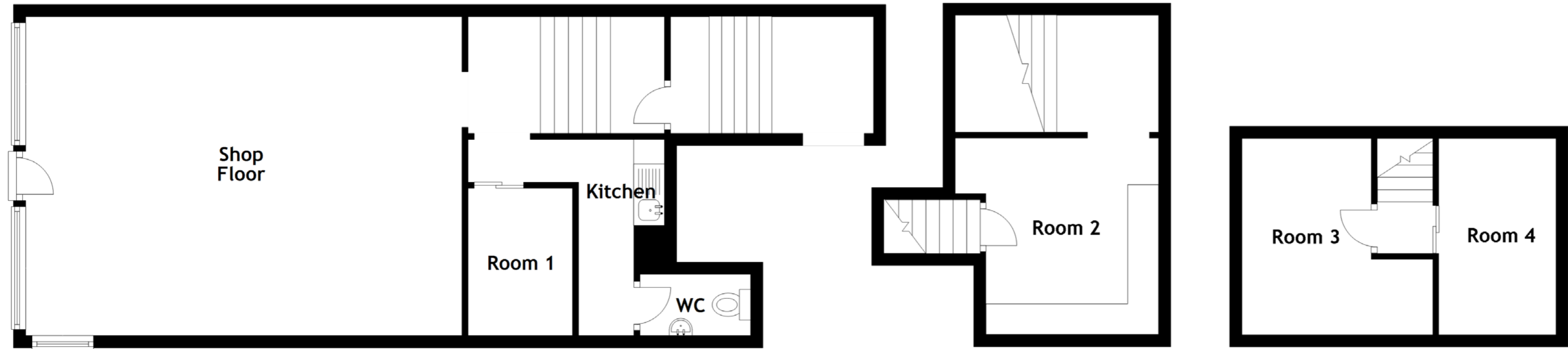


Shop Floor & Kitchen



Storage Rooms & Hallway





FLOOR PLAN & DIMENSIONS

Approximate Dimensions
(Taken from the widest point)

Shop Floor	7.10m (23'4") x 5.20m (17'1")
Kitchen	3.20m (10'6") x 1.40m (4'7")
WC	1.80m (5'11") x 1.00m (3'3")
Room 1	2.40m (7'10") x 1.70m (5'7")
Room 2	3.50m (11'6") x 3.10m (10'2")
Room 3	3.20m (10'6") x 3.10m (10'2")
Room 4	3.20m (10'6") x 1.90m (6'3")

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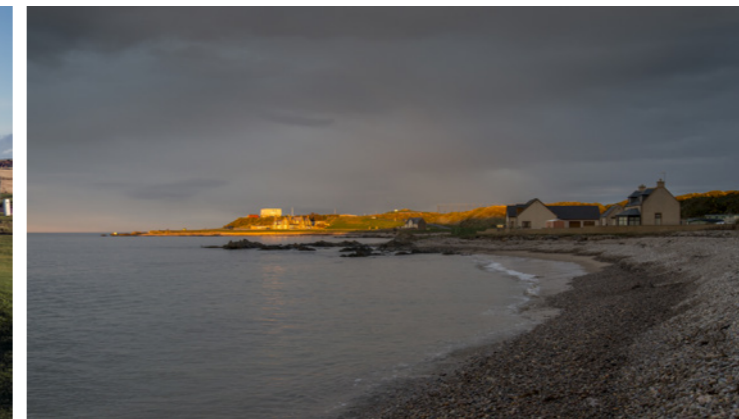
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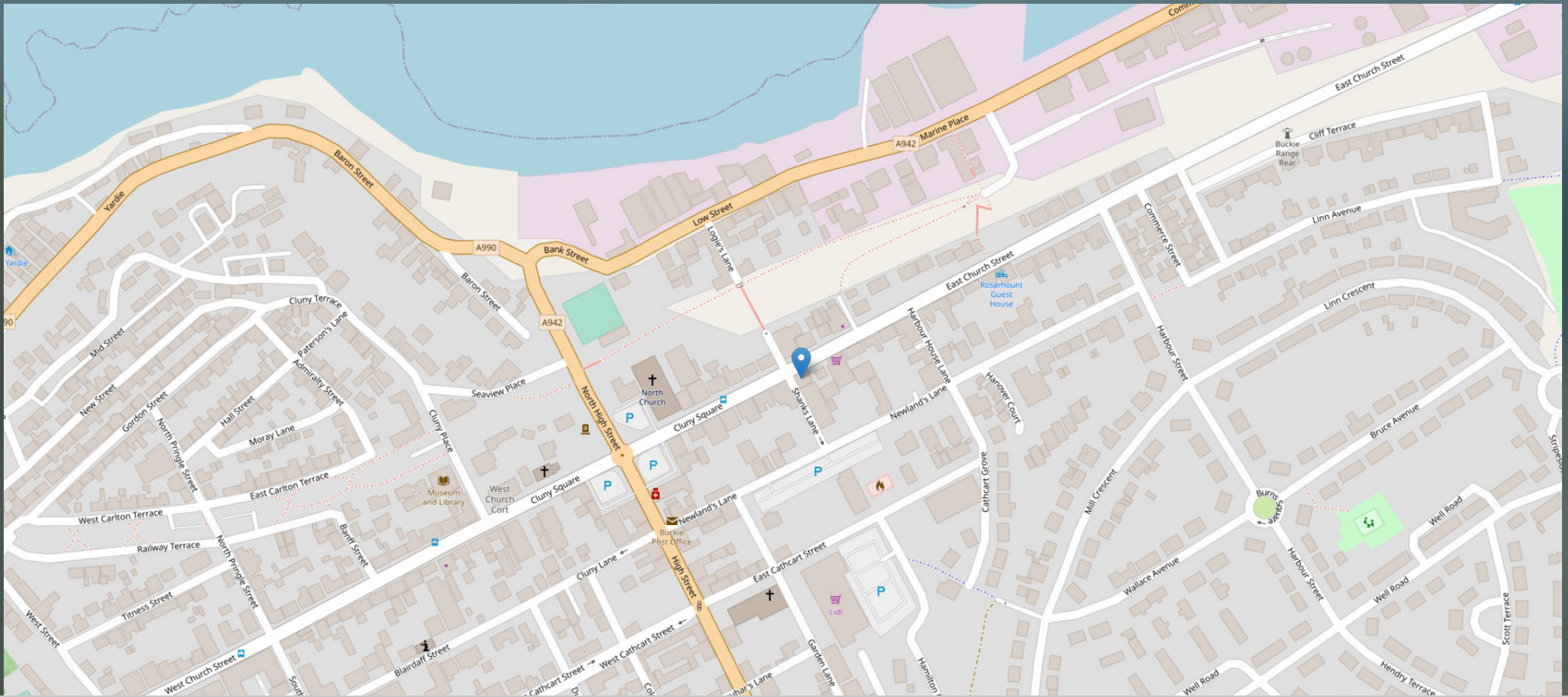
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26 EAST CHURCH STREET IS LOCATED CLOSE TO THE WORKING HARBOUR AND MARINA IN THE LOWER PART OF BUCKIE WHICH SITS ON THE MORAY FIRTH COAST WHERE BOTTLE-NOSED DOLPHINS CAN BE FREQUENTLY SPOTTED. EAST CHURCH STREET IS ONE OF, IF NOT THE BUSIEST STREETS IN THE TOWN AND BENEFITS FROM A LOT OF FOOTFALL.

It is a busy little town which boasts numerous recreational facilities, including a leisure centre with a swimming pool, two 18-hole links golf courses and two outside bowling greens. The River Spey is a short drive away and is famous for its salmon and trout fishing. There are also several other rivers, beaches and harbours to interest anglers, all of which are within easy reach of the business.

Further local amenities include banking facilities, restaurants, cafes, pubs, traditional shops and a variety of supermarkets. Public transport is catered for by a comprehensive east coast bus network which operates through Buckie.





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