



# TIME

Restaurant & Cocktail Bar

3 West Church Street, Buckie, AB56 1BN

# T I M E

A rare and unique opportunity has arisen to purchase an ex-social club, restaurant and bar, perfectly located on the main thoroughfare in Buckie. This has serious potential to be refurbished or further developed into a top hospitality venue due to the size of the building, layout design and location. It could be used for a plethora of business opportunities or development and is a must-view in today's market.

The venue is a semi-detached building accessed via two entrances. There is a small car park to the rear with main door access to the front of the building.

Internally, there are five rooms (as per the 3D floorplan). Spread over one floor. It contains an ideal mix of two fully fitted bars and staff facilities including toilets. These are all in excellent order and could start trading almost immediately. Further large lounge/bar areas, dance floor, small stage, bar servery, cloaks, cellar, office and storage area would take very little to be ready for business. There is also a well-proportioned kitchen which has the potential to offer larger catering facilities.

**FLOOR AREA:** From our onsite measurements and on a gross internal basis, the subjects extend to 328m<sup>2</sup> Or thereby (please note any measurements provided are for guide purposes only).

**TENURE:** Freehold.

**SERVICES:** Gas, water, electric and sewage, all mains connected.

All fixtures and fittings are included as part of the sale and can easily be removed if not required



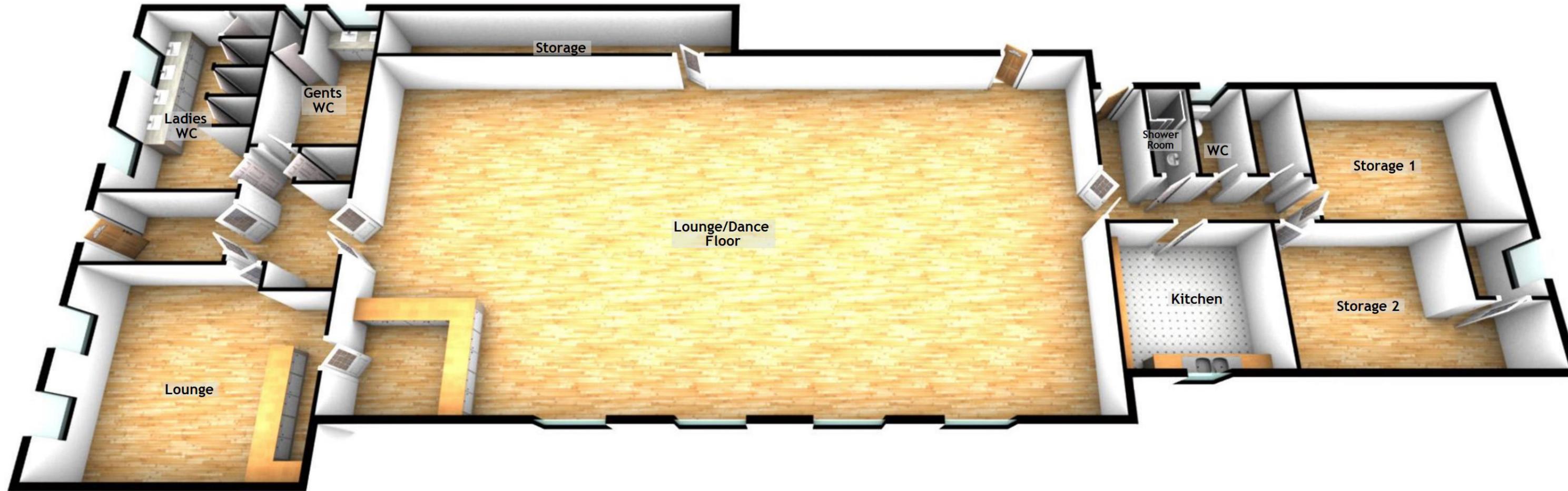


# 3 West Church Street





# Floor Plan & Dimensions



### Approximate Dimensions (Taken from the widest point)

Lounge	6.00m (19'8") x 4.95m (16'3")
Lounge/Dance Floor	17.90m (58'9") x 9.10m (29'10")
Gents WC	3.80m (12'6") x 2.60m (8'6")
Ladies WC	5.00m (16'5") x 3.30m (10'10")
Kitchen	3.80m (12'6") x 3.50m (11'6")
Storage 1	4.70m (15'5") x 3.50m (11'6")
Storage 2	6.00m (19'8") x 3.50m (11'6")
Shower Room	2.30m (7'7") x 1.00m (3'3")
WC	2.30m (7'7") x 1.30m (4'3")

# TIME

## Buckie

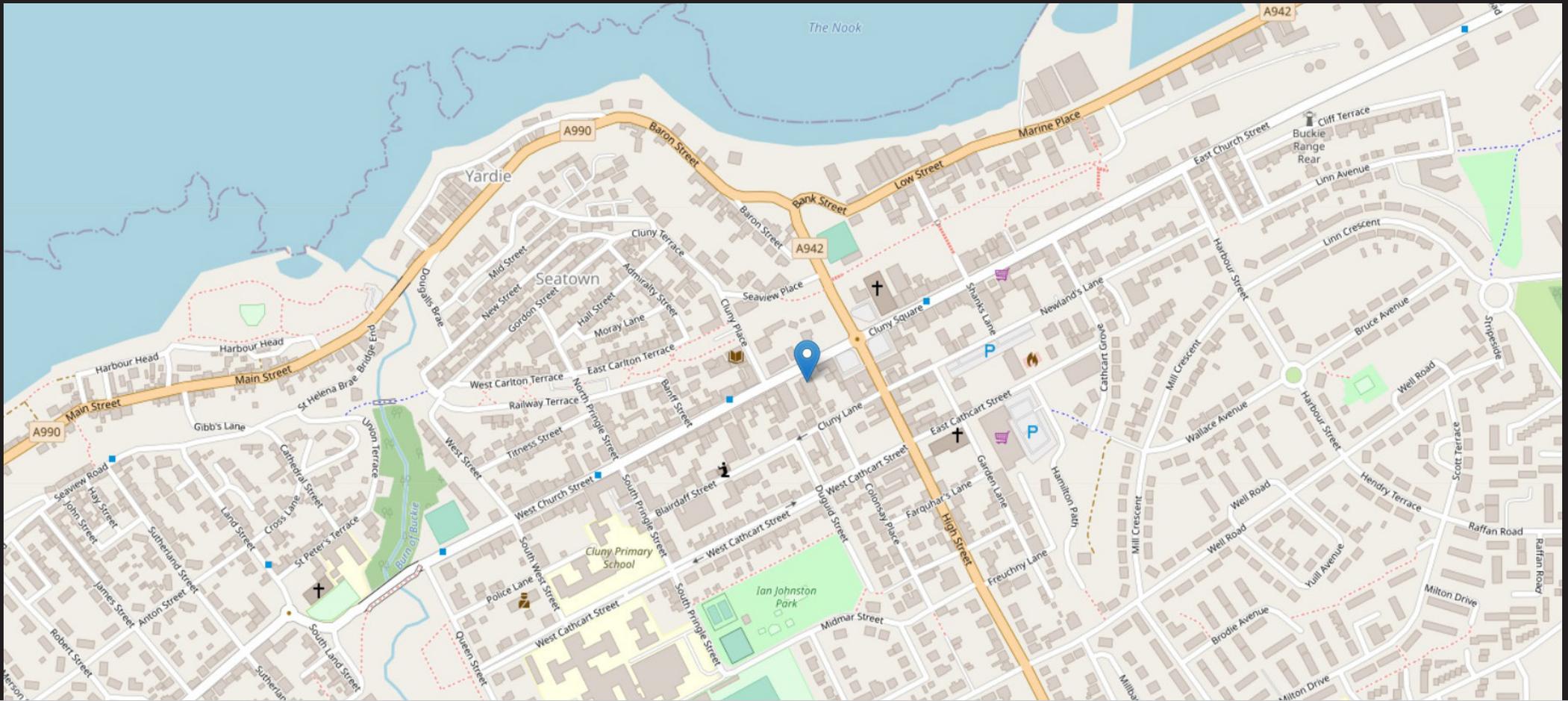
3 West Church Street is located close to the working harbour and marina in the lower part of Buckie which sits on the Moray Firth coast where bottle-nosed dolphins can be frequently spotted. West Church Street is one of, if not the busiest streets in the town and benefits from a lot of footfall.

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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