

**Office Premises, 55 Low Street,
Banff, AB45 1AU**

**Price Around
£75,000**

ASPC ref : 282721

EPC **G**



Arrange a viewing

or contact solicitors

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(Mr Murray)

Stewart & Watson

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Property features:

Spacious Office Premises in busy location

TYPE OF PROPERTY These spacious Office Premises enjoys a prominent position within the heart of Banff town centre. Ideal for anyone looking to start their own business or to expand an existing business, these Premises boasts 7 Offices, Kitchen and 2 Toilets. Planning Permission was Granted in March 2007 to convert these premises into dwelling accommodation. Metered parking close by and further parking available at St Mary's Car Park.

ACCOMMODATION

Hallway Double fronted entrance door gives access into the Hallway, leaded glazed fanlight above. Wood panelling to dado rail height. Coving. Door with glazed panel leads into the Entrance Hallway.

Entrance Hallway Access to the Disabled Toilet and to the Bin Store. Stairs to the first floor.

Disabled Toilet 1.90 x 1.52 (6'3" x 5') Two piece white suite comprises, WC and wash hand basin with water heater above. Hand dryer and extractor fan.

Staircase The Staircase with wooden spindles and handrail gives access the first floor. Side facing window with deep sill.

Toilet 2.10 x 1.77 (6'11" x 5'10") Two piece suite comprising, WC and small wash hand basin with water heater above. Hand dryer and xpelair.

Hallway Stairs to the Second Floor. Reception area with glazed screen. Door to Kitchen and the Inner Hallway.

Kitchen 3.70 x 3.22 (12'2" x 10'7") Single bowl, single drainer stainless steel sink top with cold-water tap, hot water geyser. Base units with marble effect worktops. Ceramic tiling above the worktops. Fridge and free standing electric cooker. Rear facing window. Door to Office 1.

Reception Office 4.66 x 4.62 (15'4" x 15'2") Glazed window into Hallway. Red brick fireplace and tiled hearth for display purpose only. Coving and frieze work. Front facing window.

Inner Hallway The Inner Hallway gives access to 3 further rooms.

Office 2 3.32 x 2.77 (10'11" x 9'1") Coving and dado rail. Electric fuse box. Front facing window.

Office 3 4.70 x 2.78 (15'5" x 9'2") Alcove with shelving and cupboard below housing the electric meter. Low level cupboard houses the gas meter. Front facing window

Office 4 4.07 x 3.63 (13'4" x 11'11") Dado rail and coving. Rear facing window.

Staircase to the Second Floor The Staircase with wooden spindles and handrail leads to the top floor landing. Round glazed ceiling panel allows extra daylight into this area.

Office 5 4.14 x 3.61 (13'7" x 11'10") Two built-in cupboards with shelving, one enclosed by sliding doors. Coving. Rear facing window.

Office 6 3.63 (into recess) x 3.53 (11'11" x 11'7") Front facing window.

Office 7 4.23 x 3.23 (13'10" x 10'7") Single bowl, single drainer stainless steel sink top with 2 taps. Base unit and side unit with drawer. Three built-in cupboards, one with shelving. Coving. Rear facing window.

ADDITIONAL INFORMATION Planning Permission was Granted in March 2007 by Aberdeenshire Council for the conversion of these Premises into Dwelling Accommodation.

SERVICES Mains gas, electricity, water and drainage.

Rateable Value The current Rateable Value is listed as £6,100 per annum.

View this property on [aspc.co.uk](http://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/282721/Office-Premises--55-Low-Street/Banff/>

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