

Building 7, Buchan Braes,
Boddam, Peterhead, AB42 3AR

Price Over
£150,000

ASPC ref : 302314

EPC **D**



Arrange a viewing

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Property features:



Central heating



Parking

Description

The property comprises a **DETACHED SINGLE STOREY BUILDING** previously used as a community centre which was built around 1994 and is believed suitable for social/religious/leisure and retail uses (subject to planning). It is of cavity concrete block wall construction, dry dash rendered externally, with a pitched timber trussed roof clad in interlocking concrete tiles. Internally, there is a solid concrete floor, solid blockwork internal partitioning with a painted plaster on hard finish, painted plasterboard ceilings and hard wood framed double glazed windows. There are surface mounted fluorescent strip lights and a gas fired hot water radiator central heating system.

A number of tarmac car parking spaces accessed from Gordon Avenue will be allocated to the property.

The property is situated within the former RAF Buchan Base, now known as Buchan Braes, which is accessed off Station Road within the village of Boddam. The property is also accessible from Gordon Avenue which runs off Station Road. Boddam lies some 30 miles north of Aberdeen city centre and 3 miles south of the town of Peterhead. The exact location is identified on the street plan below.

Accommodation (403.3 sq m (4,341 sq ft)), comprises: Large Hall, Various Stores, Offices/Staff Accommodation, Two Bed Caretaker's Self Contained Flat, Three External Stores.

VAT: The price and rental quoted will be subject to the addition of Value Added Tax.

ENERGY PERFORMANCE CERTIFICATE The property has an EPC rating of D+.

Price over £150000 Rental: £17,500 per annum.

Accommodation comprises

LARGE HALL

VARIOUS STORES

OFFICES/STAFF ACCOMMODATION

TWO BED CARETAKER'S SELF CONTAINED FLAT

THREE EXTERNAL STORES

OUTSIDE: PARKING SPACES

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

<https://www.aspc.co.uk/search/property/302314/Building-7--Buchan-Braes/Peterhead/>

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