

**53 Main Street,**  
Aberchirder, Huntly, AB54 7SY

Price Over  
**£70,000**

EPC **G**



#### Contact Solicitor

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#### Features

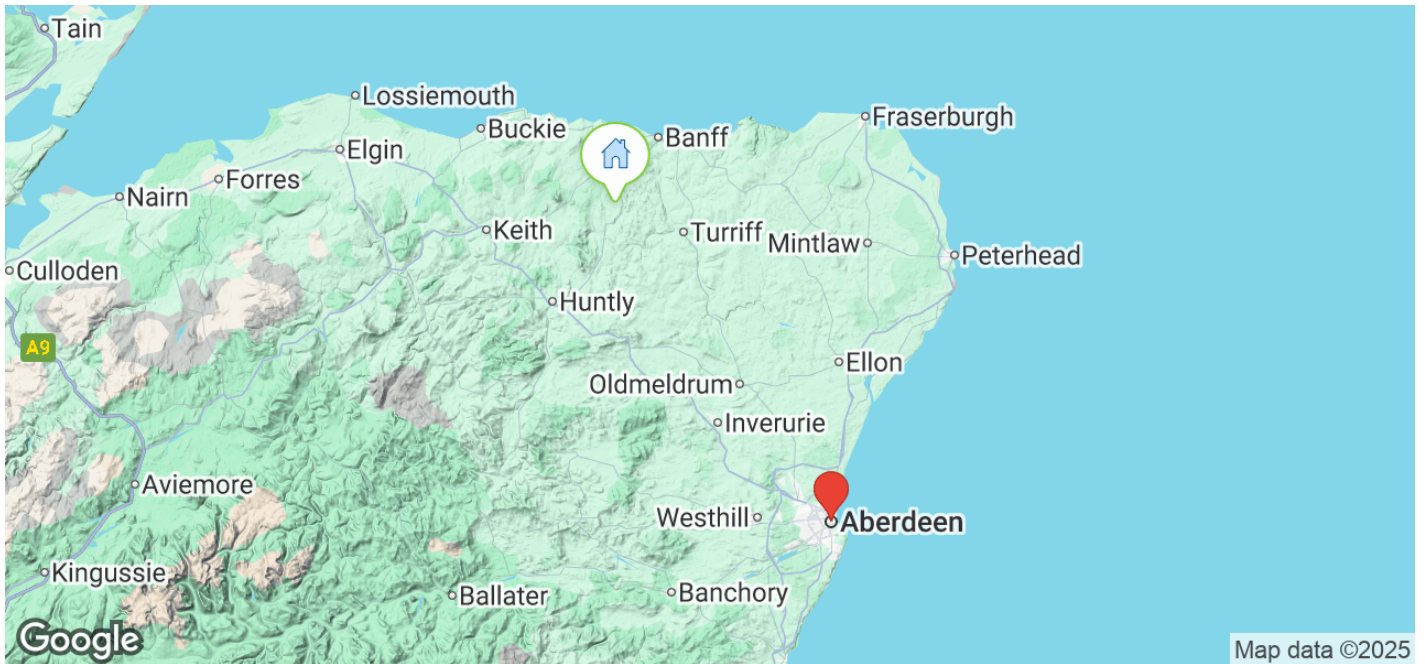
### Description

We are exceptionally pleased to advertise for sale **The Shop Premises** which is currently a Shop but which could provide multiple opportunities for the right purchaser. The Shop is well positioned next to the local pharmacy and within minutes walk of the Main Town Square. The premises are fitted out with a front, middle and rear shop with well maintained facilities and substantial storage space. On the upper floor is a versatile office which provides a light and airy work space. We expect local interest to be high as there is potential for a business to achieve prominence in Aberchirder.

**Location** Aberchirder is a small Town located approximately 12 miles from Huntly and approximately 6 miles from Turriff. It has a limited range of local amenities including a Post Office, General Store, Health Centre and Primary School. Further and more extensive facilities are found in the neighbouring Towns of Huntly and Banff which are approximately 13 miles distant.

Excellent Shop With Three Separate Display Areas, Toilet And Small Kitchen. Large Storage Area. The Business Of Quality Napkins Is Not Included And Does Not Form Any Part Of The Sale Only The

Premises 53 Main Street, Aberchirder Is For Sale. Previously A Small Cafe. Great Potential For Development Subject To All Necessary Approvals And Consents



## Accommodation comprises

### (Ground Floor)

**Front Shop:** the Front Shop is entered off Main Street and measures 4.63m x 5.27m (15'2" x 17'3") approx. It is entered by a partially glazed doorway and has large windows to Main Street. The Shop is located next door to the pharmacy and is in a prominent position in the Town. There is a wide selection of shelving and fitments. Impressive glazed counter with display shelving. Radiator. Modern light fittings and spotlights. Modern flooring. Understair recess. Stairway with handrail leads to the Upper Floor.

**Mid Shop:** there is a large Mid Shop area measuring 7.70m x 3.83m (25'3" x 12'6") approx. which is presently used for displaying napkins and table displays. Modern flooring. Modern spotlighting and further lighting. Electric storage radiator.

**Male/Female Toilet:** measuring 1.53m x 1.96m (5' x 6'5") approx. with wash hand basin and W.C. Two windows. Light. Old "butler style" sink. Water heater. Usual toilet fitments.

**Rear Shop:** with excellent display areas and fitments measuring 3.73m x 6.70m (12'2" x 21'11") approx. There is a substantial Store off the Rear Shop with shelving and lighting.

**Kitchen:** measuring 2.10m x 2.84m (6'10" x 9'3") approx. This fully fitted Kitchen has a wide selection of wall and base units. Stainless steel sink with mixer tap. Small wash hand basin. Modern work surfaces. Free standing cooker. Striplight.

### (Upper Floor)

Steps lead to the Upper Floor Landing where there is a store. Large Office measuring 4.43m x 3.42m (14'6" x 11'2") approx. with fitted cupboards. Radiator. Two velux windows.

## **View this property here**

<https://www.aspc.co.uk/search/property/329443/53-Main-Street/Huntly/>

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