

**13 Main Street,**

Rhynie, Huntly, AB54 4HB

Price Over

**£45,000**



**Contact Solicitor**

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Coming soon



Coming soon



Coming soon

**Features**



Dev. opp



Land

**Description**

**Development Opportunity**

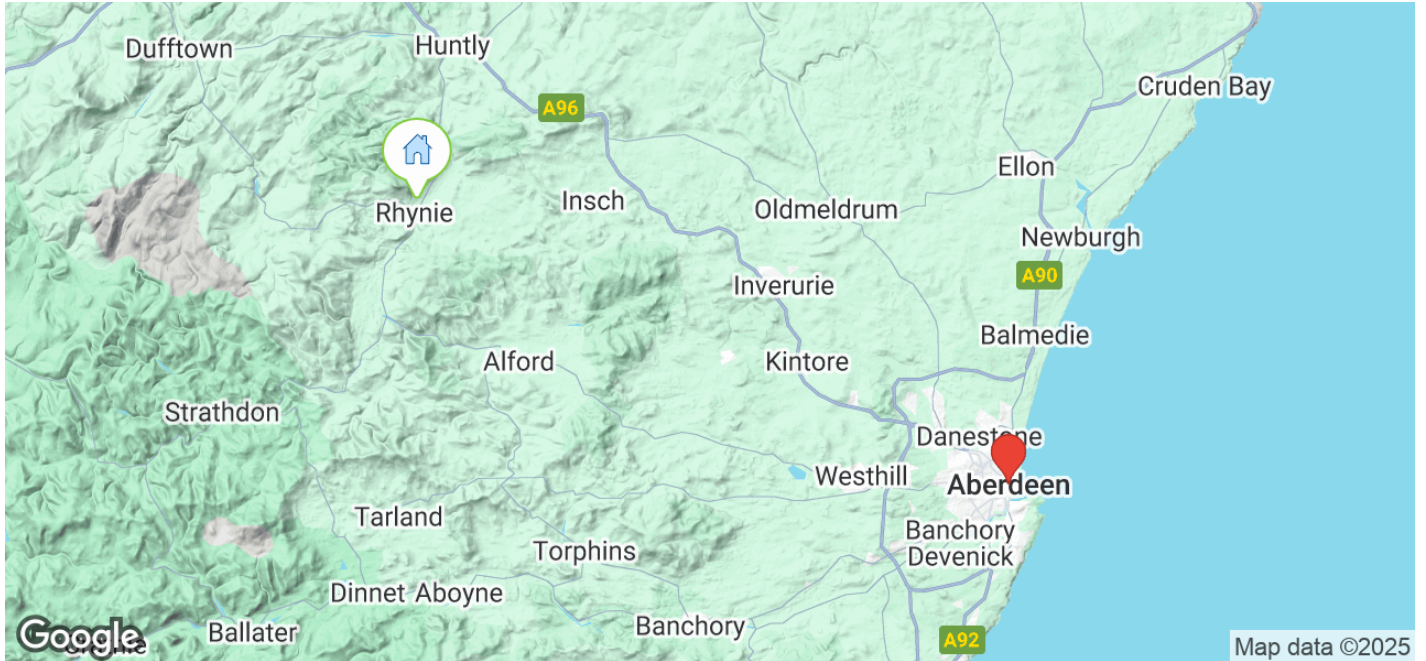
Planning permission applied for 2 self contained units proposed. Mains electricity connected, mains water and drainage nearby. Central location in rural village only 9 miles from Huntly. Ideal for commuting.

This is an ideal opportunity to purchase a development opportunity in a central location in the rural village of Rhynie. Planning permission is currently being applied for to turn these commercial premises into two self-contained units. There are currently two good sized rooms in the premises with roof space above. It is envisaged that the roof can be raised in line with the neighbouring properties to provide further accommodation. On street parking is available to the front.

**Rent** The seller would also be willing to rent out the property at the rate of £200 per month, on a full repairing and insuring basis.

**Location** Rhynie is a pleasant village with some local amenities, primary school and a medical centre. Located only 9 miles from the market town of Huntly, there properties will be ideal for commuting.

Huntly is a market town and commercial centre situated in the heart of West Aberdeenshire on the A96 approximately 37 miles from Aberdeen. The airport at Dyce is also only about 45 minutes drive. Huntly is the home of Clan Gordon and is renowned for Huntly Castle and the Gordon Schools. The town has a full range of local amenities, Primary and Secondary Schooling and railway station. It has a range of sporting facilities including shooting, fishing and an attractive Golf Course.



## Accommodation comprises

**Room 1:** 6.73m x 4.11m (22'1" x 13'5") approx. This good sized room is currently being used as the main shop front.

**Room 2:** 4.22m x 4.10m (13'10" x 13'5") approx. This is currently used as the storeroom and office. Access to the loft.

**Services** Mains electricity. Water and drainage available on street

### View this property here

<https://www.aspc.co.uk/search/property/250242/13-Main-Street/Huntly/>

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