

VIDEO
TOUR

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**RESTAURANT/CAFÉ
PREMISES WITH
RESIDENTIAL
ACCOMMODATION**

- > POTENTIAL REDEVELOPMENT OPPORTUNITY, SUBJECT TO PLANNING
- > TOWN CENTRE LOCATION
- > OFFERS OVER £200,000 INVITED

FOR SALE

3-5 CASTLE STREET, HUNTLY, AB54 8BP

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Restaurant/Café with Residential House For Sale in Huntly

LOCATION

The subjects are located in Huntly, a popular northern Scottish market town, which lies approximately 28 miles south of Elgin and 38 miles northwest of Aberdeen. More specifically the subjects can be found on the east side of Castle Street, a short distance from Huntly's town centre.

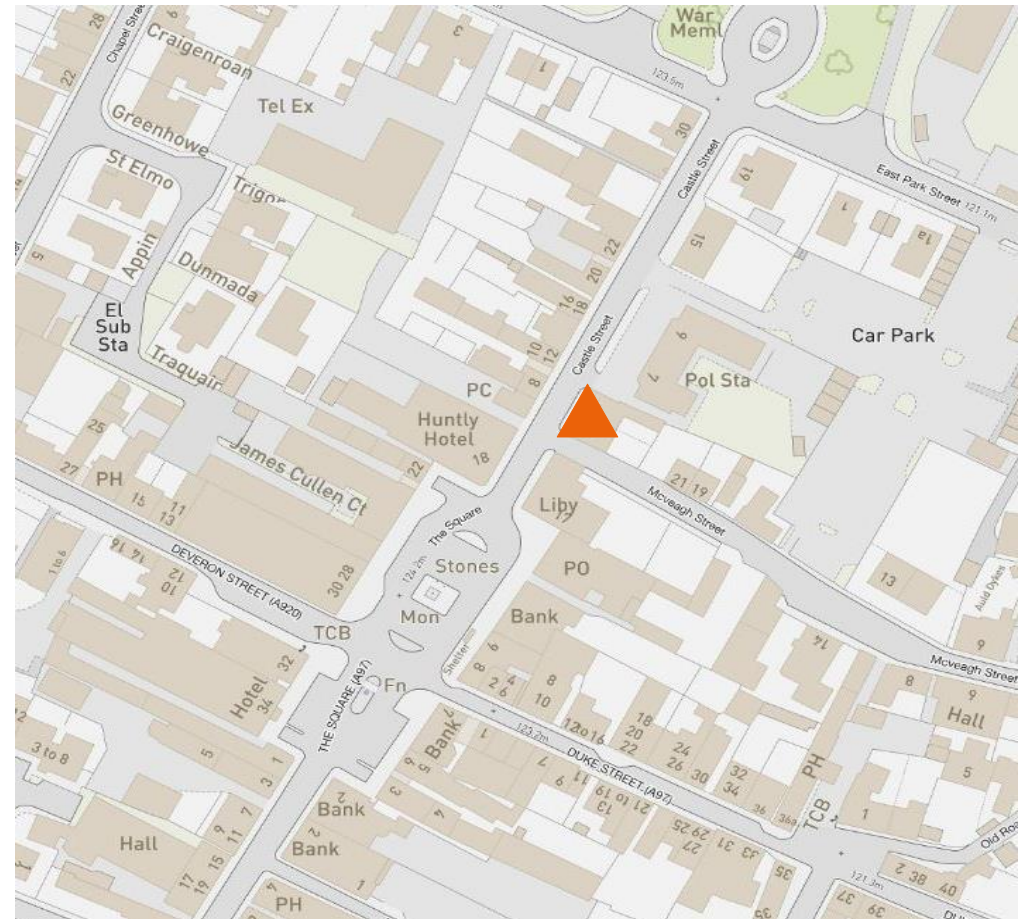
The surrounding area is a mix of commercial and residential in nature, with the town centre location ensuring good levels of footfall. The Square is immediately south of the subjects, with occupiers here including The Bank Café & Restaurant, Huntly Carpet Centre, Square Deal and the Huntly Hotel.

DESCRIPTION

3 CASTLE STREET (HOUSE): 3 Castle Street is a self-contained 4 bedroomed house, accessed via street level from a timber framed doorway. On the ground floor the subjects provide a living room, with kitchen/dining and a toilet to the rear. The first floor is accessed via a timber staircase. The first floor provides 4 good sized bedrooms, one of which is the master with an en-suite. There is a separate family bathroom finished to a modern standard. The property is carpeted throughout with the exception of the bathrooms and kitchen. The walls are a mix of painted plasterboard and wall paper finished. Artificial lighting is provided via pendant lights, with natural light across the unit from traditional double glazed windows.

5 CASTLE STREET (CAFÉ/RESTAURANT): The subjects at 5 Castle Street comprise a ground floor unit, formerly operating as the Castle Café. Internally, the unit provides an open plan dining/seating area, with male and female W.C. facilities. To the rear of the unit is the kitchen/prep area. The main sales area is carpeted, with walls of a painted timber overlay design. Artificial lighting is provided via ceiling and wall mounted lights, and benefits from natural light via the unit's double window frontage. Heating to the subjects is via gas radiators.

Externally 3-5 Castle Street share a rear car parking area, which provides rear access to both properties.



Restaurant/Café



Residential House



ACCOMMODATION

	m ²	ft ²
Café/Shop	70.18	755
Residential House		
Ground Floor	65.08	700
First Floor	85.19	917

The floor areas for the café/shop have been calculated on a Net Internal Floor Area basis, with the residential house calculated on a Gross Floor Area basis, both in accordance with the RICS Code of Measuring Practice (6th Edition).

PRICE

Offers in excess of £200,000 are invited.

RATEABLE VALUE/COUNCIL TAX

Restaurant/Café: The subjects are currently entered into the valuation roll at a rateable value of £6,000.

House: The residential premises falls within Council Tax Band 'B'.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current EPC Rating of 'TBC'.

Further information and a recommendation report is available to seriously interested parties upon request

LEGAL COSTS

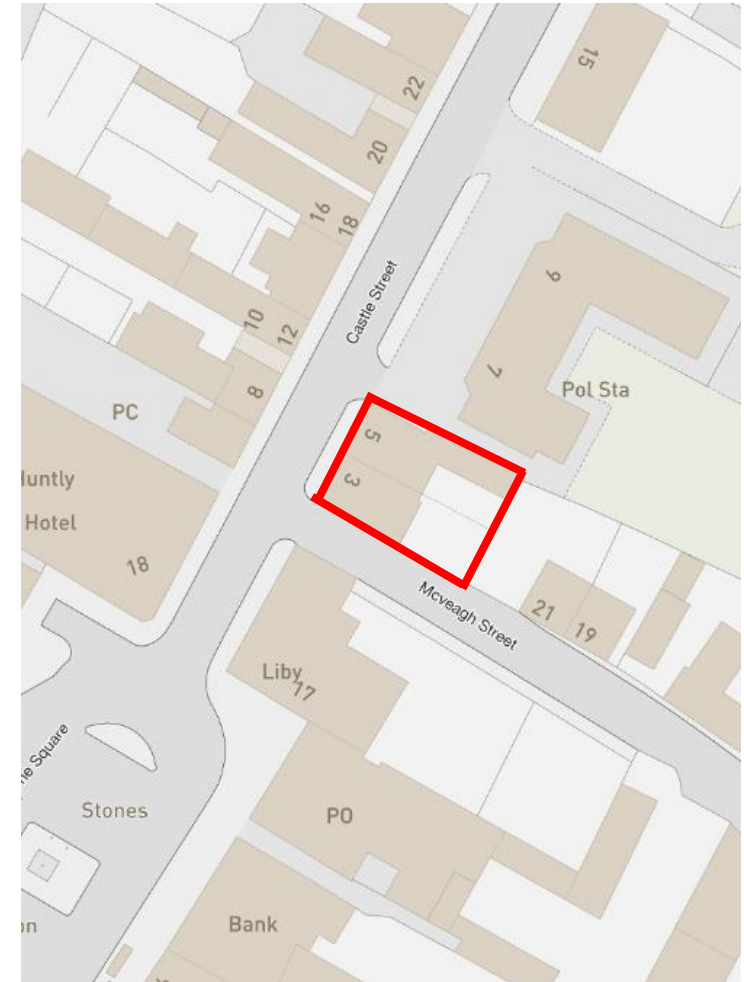
Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues etc.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

ENTRY DATE

Upon conclusion of legal missives



For further information or viewing arrangements please contact the sole agents:

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