

2 Gordon Street
Buckie
Moray
AB56 1JD



Offers Over £65,000

Benefiting from a central location within Buckie Town Centre is this Commercial Premises which has Planning Permission Passed and Building Warrant to convert into a 1 Bedroom House.

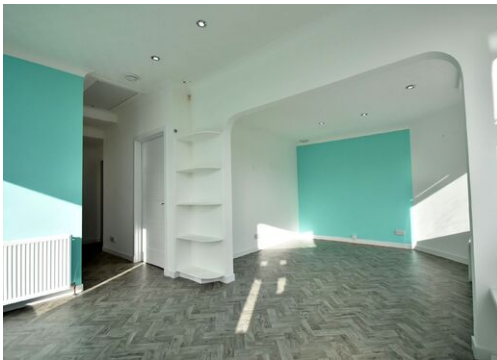
The owners have also had plans architecturally drawn (not passed) which could convert the property into a 2 Bedroom Property with the accommodation set across 2 floors.

Features

Commercial Premises with Planning Permission and Building Warrant passed to be converted into a residential dwelling

Corner plot location

Located within a few minutes walk to Buckie's High Street
Basement



Benefiting from a central location within Buckie Town Centre is this Commercial Premises which has Planning Permission Passed and Building Warrant to convert into a 1 Bedroom House.

The owners have also had plans architecturally drawn (not passed) which could convert the property into a 2 Bedroom Property with the accommodation set across 2 floors.

Previously ran as a Bridal Dress Shop and then more recently as a Podiatrist, the premises offers a variety of opportunities and clients have the unique opportunity to either continue using the premises as a commercial unit or to convert into a residential property.

EPC Rating – F

The property benefits from a prominent corner position within Gordon Street, which is just a few minutes' walk away from the main high street in Buckie.

Previously run as a Bridal Dress Shop and then more recently as a Podiatrist the accommodation is set across a single ground floor level, but plans have been passed to convert into a single storey 1 Bedroom Residential Property. But the owners have also had plans drawn (not passed) which could convert the property into a 2-storey property offering 2 Bedrooms.

The current plans and building warrant that are passed, the accommodation would comprise of an Open Plan Lounge and Kitchen, Utility Room, Bathroom and a Bedroom with Walk-in Wardrobe and Dressing area.

The additional plans that have been drawn (not passed), the accommodation could comprise a Lounge, Kitchen, a Ground Floor Bedroom and Bathroom. The 1st floor would feature a further Bedroom with an En-Suite Shower Room.

Plans can be viewed on the Moray Council website by looking up the planning reference number: 23/00457/APP.

Front Shop Area overall measurements - 20'9" (6.32) max 12'11" (3.94) max

A generous sized front shop area comprising double glazed windows to all aspects with window seats/display plinths

Recessed ceiling lighting

Loft access hatch with ladder

Double radiator

Grey

Utility Room - 5'10" (1.77) x 4'3" (1.29)

Pendant light fitting

Fitted shelf space and base unit with circular sink and mixer tap

Vinyl flooring

Room One - 10' (3.05) max x 11'8" (3.55)

Coved ceiling with recessed lighting

Double glazed window

Double radiator

Fitted vanity unit with recessed wash basin
Vinyl flooring

Room Two - 10' (3.05) x 11'10" (3.60)

Coved ceiling with recessed lighting
Single radiator
Fitted vanity unit with recessed wash basin
A floor hatch gives access to a basement area with ladder vinyl flooring

W.C Cloakroom with Utility area - 10'11" (3.32) max overall measurement x 4'5'9" (1.75) max

The initial part has a pendant light fitting
Built-in cupboard with sliding doors and fitted within with a single sink drainer unit and mixer tap
A door leads through to a W.C cloakroom which comprises a W.C and pedestal wash basin
Double radiator
Vinyl flooring

Floor Plans

Floor plans for the permission passed can be viewed on the Moray Councils website by using the planning reference code: 23/00457/APP

Note 1

Plans can be viewed on the Moray Council website by looking up the planning reference number: 23/00457/APP.

Note 2

Please note that the photos which show the floor plan layout, this is not for the current planning permission that is passed. The photos display a plan which has been drawn up by an architect of what could be offered to make the property into a 2 Bedroom dwelling.

Note 3

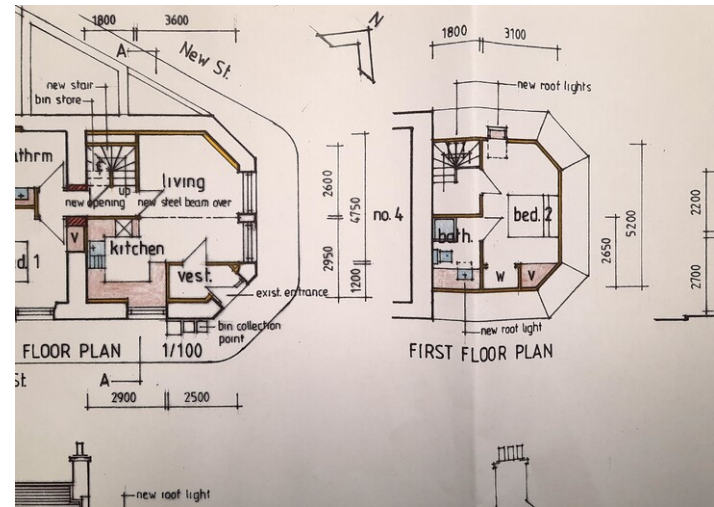
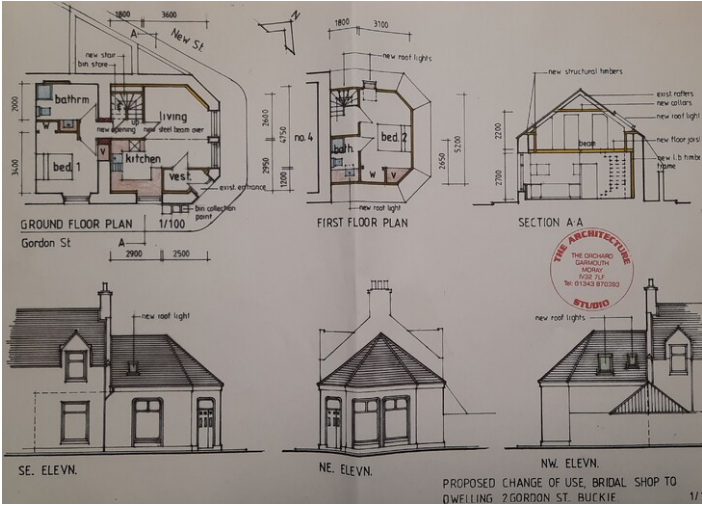
Non domestic rates will apply to the premises.

The rateable value is £2600 per annum.

Energy Performance Rate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.