

**FOR SALE**

Licensed Premise with Development Potential



**Central Bar, 25-27 Boyndie Street,  
Banff, AB45 1DY**

Offers Over £155,000 - Freehold

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)



- Well located bar with proprietors accommodation
- Suitable for redevelopment to a range of uses, subject to planning
- Gross Internal Area: 282.66 sq. m (3,043 sq. ft)



## DESCRIPTION

The property comprises a licensed premises with associated proprietors accommodation, garage and garden ground. The original sections of the building front Boyndie Street and have been constructed over two-storey height from rendered solid stonework under a pitched roof clad with slate. Additional accommodation is included within a variety of extensions which have been added to the rear (west) of the main building. These extensions would appear to have been constructed from rendered cavity concrete blockwork. The roof sections over are of flat design finished in fibre glass. A two-storey section features a mansard style roof with slated profiles.

Internally, the ground floor of the property accommodates the lounge bar that includes a ladies, gents and staff toilet off. The bar features perimeter upholstered seating and a darts and pool area. A cellar and spirits store are located off the bar together with ancillary residential accommodation which comprises two rooms and a small shower room. The property has mains water, drainage and three phase power installed. Partial electric heating is installed.

The proprietor's accommodation is located within the upper floors and include a dining kitchen, living room, a bathroom, shower room and three double bedrooms.

LOCATION

The subjects are located in Banff, a seaside town in Aberdeenshire lying approximately 45 miles north west of Aberdeen. Located on the Moray coast between Fraserburgh and Elgin, the town enjoys an attractive setting and includes a range of local amenities and visitor attractions including 18-hole golf courses and the Marine Aquarium in the nearby town of MacDuff.

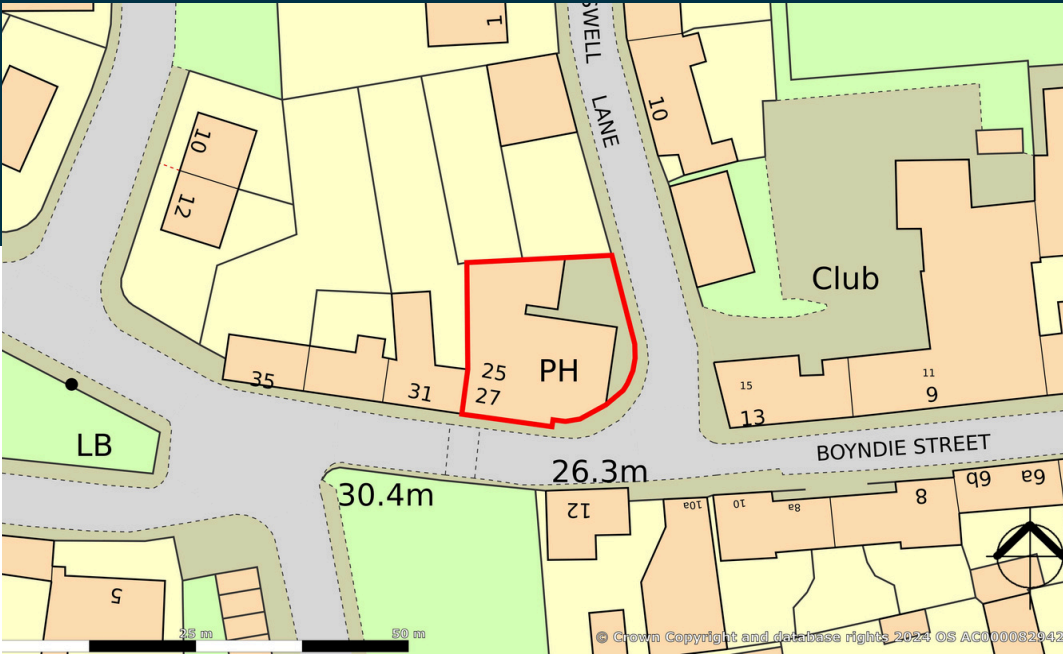
The property itself lies on the corner of Boyndie Street and Kingswell Lane, which is situated to the west of the High Street, the main commercial thoroughfare in Banff.

The site is shown on the location plan opposite for identification purposes only.

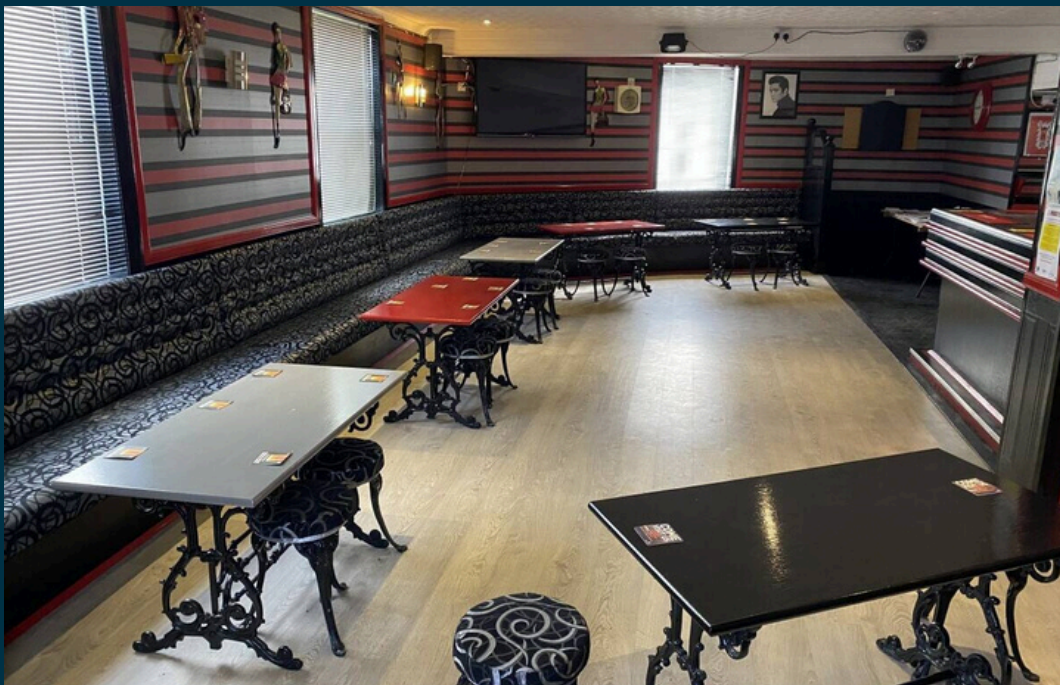
ACCOMMODATION

The subjects provide the following accommodation and floor areas, measured in accordance with the RICS Code of Measuring Practice:

Floor	SQ.M	SQ.FT
Ground Floor		
Bar	135.48	1,459
Residential	40.03	431
First Floor		
Residential	107.15	1,153
Total	282.66	3,043









## PRICE

Offers over £155,000

## RATING

The premises are currently entered into the Valuation Roll with a Rateable Value of £5,000. The Rate Poundage for 2024/25 is 49.8p in the £. Any incoming occupier will have the right to appeal this value.

An incoming occupier may benefit from 100% rates relief under the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC can be provided upon request.

## V.A.T

The property is not elected for VAT, therefore this is not payable on the purchase price.

## ENTRY

Immediate, upon the completion of legal formalities.

## LEGAL COSTS

Each party will bear their own legal costs incurred in this transaction. The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, as appropriate.

### To arrange a viewing please contact:



**Euan Rolland**  
**Commercial Property Agent**  
euan.rolland@g-s.co.uk  
07825 875 303



**Martin Sutherland**  
**Licensed Trade and Business Agent**  
martin.sutherland@g-s.co.uk  
07443 668 241

- 
1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
  2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
  3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
  4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
  5. A list of Partners can be obtained from any of our offices.

Date published: September **2024**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.