

FOR SALE
RESIDENTIAL & RETAIL
169-171 MID STREET, KEITH,
AB55 5BL

- 5 BEDROOM 2 STOREY TERRACED HOUSE WITH GROUND FLOOR RETAIL UNIT
- PROMINENT LOCATION IN TOWN CENTRE
- OFFERS IN THE REGION OF £150,000
- LARGE REAR GARDEN WITH CAR PARKING



DM HALL
CHARTERED SURVEYORS

Commercial Department
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LOCATION

The subjects are located in the Moray town of Keith, which lies on the A96 approximately 17 miles to the east of Elgin and 48 miles to the northwest of Aberdeen. More specifically, the subjects occupy a prominent position within Keith town centre on the east side of Mid Street, at the junction with Coopers Lane.

DESCRIPTION

The subjects comprise a 5-bedroom, two storey terraced house with ground floor retail unit, of traditional pointed stone construction. The roof over is timber framed, pitched and clad with slate.

The property has been extended to the rear and includes a garage, store and former stables of similar construction to the main building. A large garden is also located to the rear, which is laid in a combination of stone chips, to form a number of parking spaces, and grass with assorted shrubs.

Internally, the residential accommodation comprises lath and plaster lined walls and ceilings, with decorative corning. The floors are of suspended timber overlaid in a mixture of carpet and vinyl floor coverings. The ground floor consists of two bedrooms, bathroom, sitting room, kitchen and utility room, whilst the first floor comprises two bedrooms, with a third bedroom/living room, shower room and large open storage area.

The property benefits from a large rear garden, which is uncharacteristic for the area, with access from Coopers Lane via a steel framed gate. The garden provides potential for development for alternative uses, subject to the necessary consents and approval.

The small central courtyard is accessed in a similar manner. In addition, a garage and separate storage accommodation are accessible from the courtyard.

ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Residential	
Ground Floor	162.73 sqm (1,752 sqft)
First Floor	177.32 sqm (1,909 sqft)
Total	340.05 sqm (3,660 sqft)

Retail	
Ground Floor	43.32 sqm (466 sqft)
Attic Floor	23.62 sqm (254 sqft)
Total	66.94 sqm (721 sqft)

SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

RATING ASSESSMENT & COUNCIL TAX

The retail unit, 169 Mid Street, is currently listed within the Valuation Roll as having a rateable value of: £3,100

The Uniform Business Rate for the year 2022/2023 is 49.8p in the £. Water and waste water rates are also payable.

The residential accommodation, 171 Mid Street, is currently listed within the Valuation Roll as having a council tax band of C.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

PRICE

We are seeking offers in the region of £150,000 for our client's heritable interest in the property.

VAT

All prices quoted in this schedule are exclusive of VAT.

ENTRY

On conclusion of missives

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant/occupier will be responsible for the payment of LBTT and registration dues.

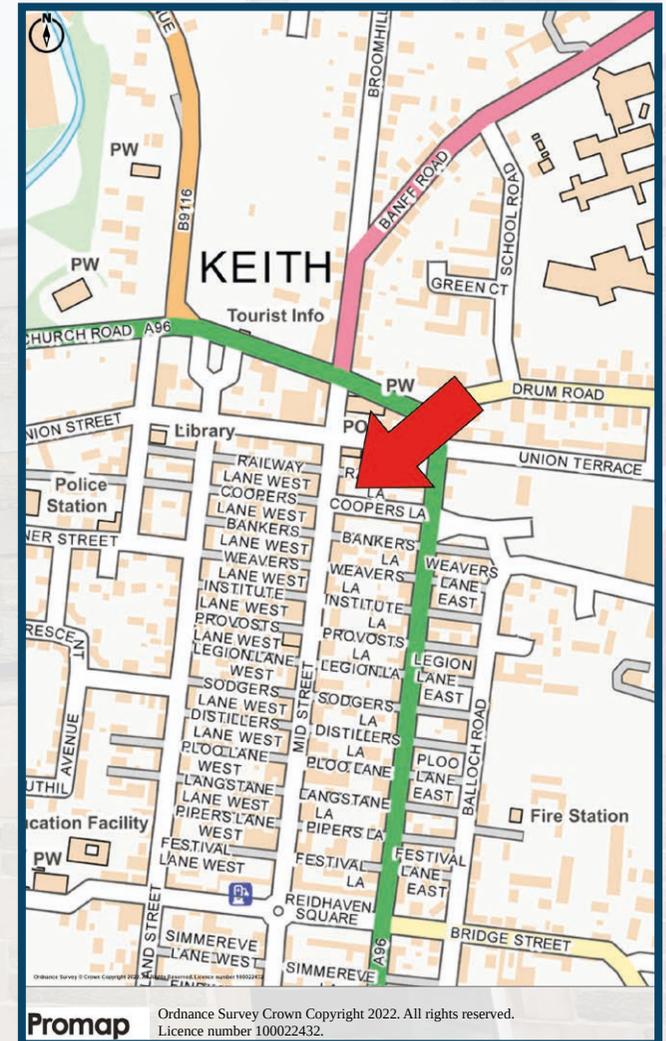
OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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