



Offers Over  
£69,000  
(Freehold)

**Retail Unit Opportunity**  
11 Fife Street, Dufftown, Keith, AB55 4AL





Attractive retail unit extending to around 92m<sup>2</sup>

Conveniently located in the centre of Dufftown with on street parking

Prominent frontage with large display window

Laid out as a Butchers shop – fittings available by separate negotiation

Great opportunity for development



## DESCRIPTION

11 Fife Street is the ground floor area of an attractive traditional stone multi-storey townhouse, under a slate roof. The entrance to No 11 is around 50m from the famous Dufftown clock tower located in the village square. 11 Fife Street is a flexible ground floor trading unit within the property, previously occupied by an award-winning butcher. This unit extends to the rear where the preparation of fresh meat and cooked meat products occurred and is built using a mix of construction methods. The butcher fitout is still in place, thus enabling regeneration of the original business should that be desired. At this point there is not another butcher in the village and one must travel a significant distance to find one of note. The machinery and tools of the previous business, though not included within the price, are available by separate negotiation. The unit is currently non trading so is being sold with vacant possession. The unit is ideally suited to trade as a retail unit and has a number of flexible spaces, extending to circa 92m<sup>2</sup>.

The business has beneficial access, for example to refuse removal, across the land belonging to The Whisky Capital Inn. There is a small amount of land to the rear of the property which is finished in concrete. There are a couple of connected outbuildings accessed from this land. These are of sound construction at the time of the survey.



## REASON FOR SALE

The vendor has owned 11 Fife Street for many years and operated his own butcher's business from it. The butcher's shop has been closed for a couple of years. It is the owner's desire to finally retire completely that brings this well-appointed property to the market.

## LOCATION

The properties are situated within the town centre of Dufftown which has a resident population of around 1,700 and benefits from a much larger catchment area. The Historic town of Dufftown is situated in the heart of one of the most stunning areas of Scotland with the Cairngorm National Park just a short drive away. Dufftown is located on the River Fiddich and is the location of several Scotch whisky distilleries; the most popular being the Glenfiddich distillery. Dufftown produces more malt whisky than any other town in Scotland; in fact, a signpost on the way into Dufftown declares it the "Whisky Capital of the World". This declaration puts the town on the famed Malt Whisky Trail. The North East Coast 250 tourist route is only around 5 miles from the town, making a small detour necessary.



The town has a number of visitor attractions which draw in many tourists each year. The hills and coast are within a relatively short drive with an abundance of wildlife within the region. Tourists also enjoy visiting the many historic site and castles in the area. There is a range of sporting facilities including shooting plus salmon and trout fishing on the rivers Deveron, Findhorn, and the world famous Spey. The nearby mountains provide opportunities for hill walking and skiing with ski resorts both on the Cairngorm range and the Lecht. The area has renowned golf courses with quality clubs at Boat of

Garten, Grantown on Spey, Dufftown and Keith to name but a few. All the other normal facilities one would expect from a vibrant country town such as NHS health centre, small shops, hotels and supermarkets are close by. Primary education is available at Dufftown with Secondary Schooling at Speyside High in Aberlour.

### **SERVICES**

The property benefits from mains electricity and has a 3-phase connection, water and drainage.



## PRICE

Offers over £69,000 are invited for the freehold interest. The properties are being sold with vacant position. The butcher machinery itemised list is available for separate negotiation if required.

## EPC RATING

This shop has an Energy Performance Rating of 'TBC'.

## TITLE NUMBER

The property has a title number of TBC.

## DIRECTIONS

See map insert. What3words reference is [///absorbing-interests-preparing](https://www.what3words.com/absorbing-interests-preparing)

## RATES / COUNCIL TAX

The retail property has a business Rateable Value of £4,300 reference number VR27755 (April 2023). The unit benefits from a 100% discount under the Small Business Bonus Scheme with a potential net liability of £zero for eligible businesses.

## PLANS

An indicative title and floor plan are available upon request from the selling Agents ASG Commercial Ltd.

## FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

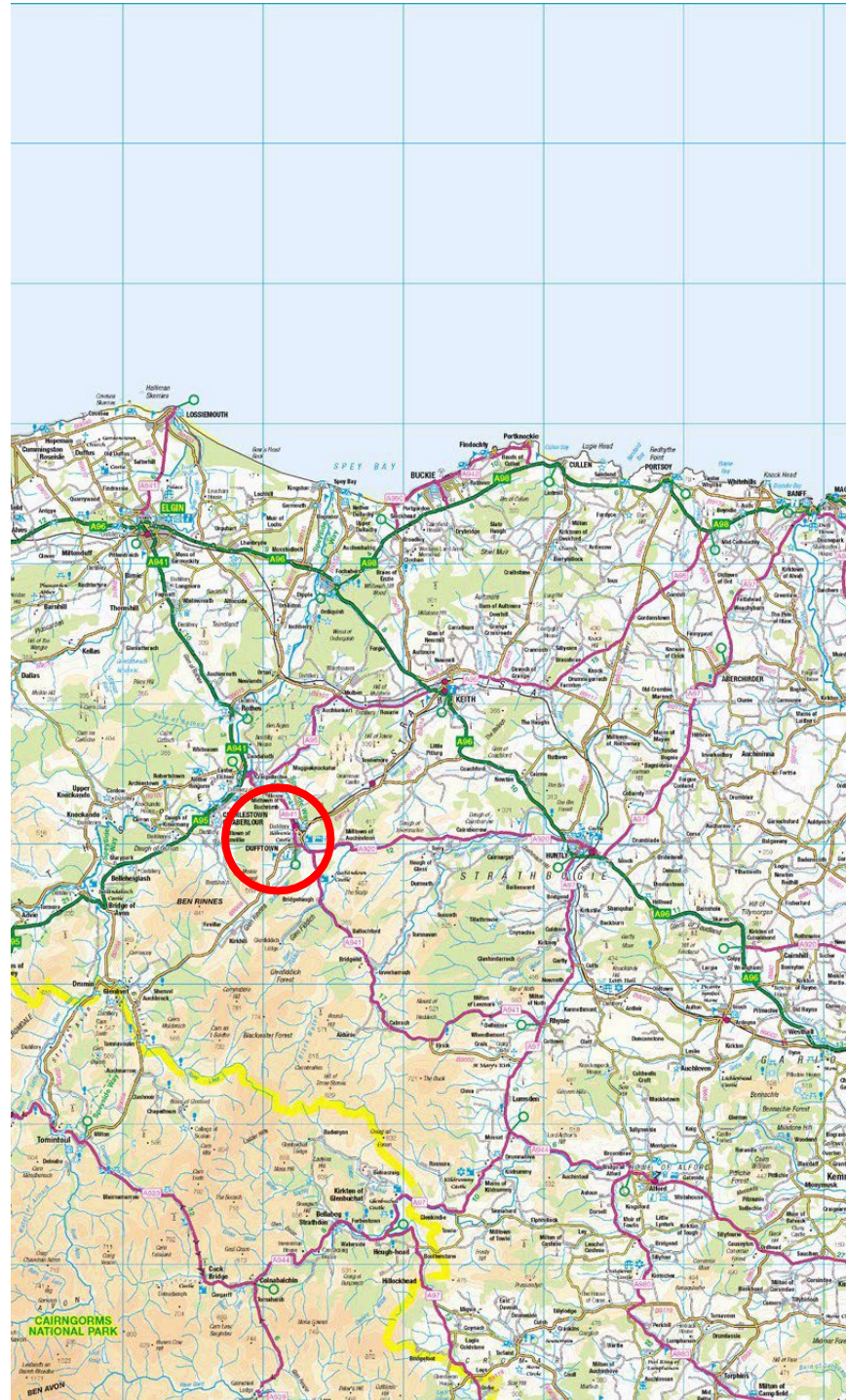
## VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1  
Cromwell Road,  
Inverness, IV1 1SX  
Tel: 01463 714757  
E: [admin@asgcommercial.co.uk](mailto:admin@asgcommercial.co.uk)  
Web: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.



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