



Conversion Opportunity

BANFF TOWN HALL & RETAIL UNITS

31-35 Castle Street, Banff, AB45 1DH

Site Area: 616 sqm (6,631 sqft)

Gross Internal Area: 531sqm (5,716sqft)

FOR SALE



Location:

The property is in a prominent location in the centre of Banff and is a short distance from the main shopping area on High Street and Low Street. It has frontage onto Castle Street with aspect towards Banff Castle and grounds, and the sea. It is within Banff Conservation Area.

Banff is on the north coast of Aberdeenshire approximately 40 miles north of Aberdeen and has a population of approximately 4,000. It is separated from the neighbouring town of Macduff by the river Deveron. Macduff and Banff together offer a good selection of commercial and community facilities. There is good primary school provision and a secondary school (Banff Academy) serving both towns.

Description:

The property has a corner location and is bounded on the east by Castle Street, on the south by a residential property, on the west by a residential property and on the north by Seafield Street. Castle Street and Seafield Street are adopted public roads.

The property is Category A-listed by Historic Environment Scotland. The main building was completed in 1854 and has some later 20th century additions. It is a detached building with retail space on the ground floor (numbers 31 and 35 Castle Street) and the former town hall on the first floor (33 Castle Street). There is an area of garden ground at the rear of the main building.

The main building has a two-story, symmetrical structure designed in the Italianate style. It features five bays on the principal elevation facing Castle Street, and a narrower gable with three bays facing Seafield Street. Windows are single glazed timber sash and case. External walls are of granite (dark whinstone) construction with sandstone features.

The ground floor retail units have timber floors with mainly tile covering in number 31 and carpet covering in number 35. The walls are generally plastered and painted. Number 31 has a suspended acoustic tile ceiling with fluorescent lighting, and number 35 has a plastered and painted ceiling with fluorescent strip lighting. The town hall at 33 Castle Street has mainly concrete floor on the ground floor with some terrazzo flooring in toilets. The first floor has mainly timber flooring with a resin type covering in the main halls. The walls and ceilings throughout the town hall are generally plastered and painted with some timber wall panelling. A unique feature of the largest hall is plaster angel sculptures positioned close to ceiling level.

The gross internal area of the whole building is approximately 531sqm (5,716sqft) and the site extends to approximately 616sqm.



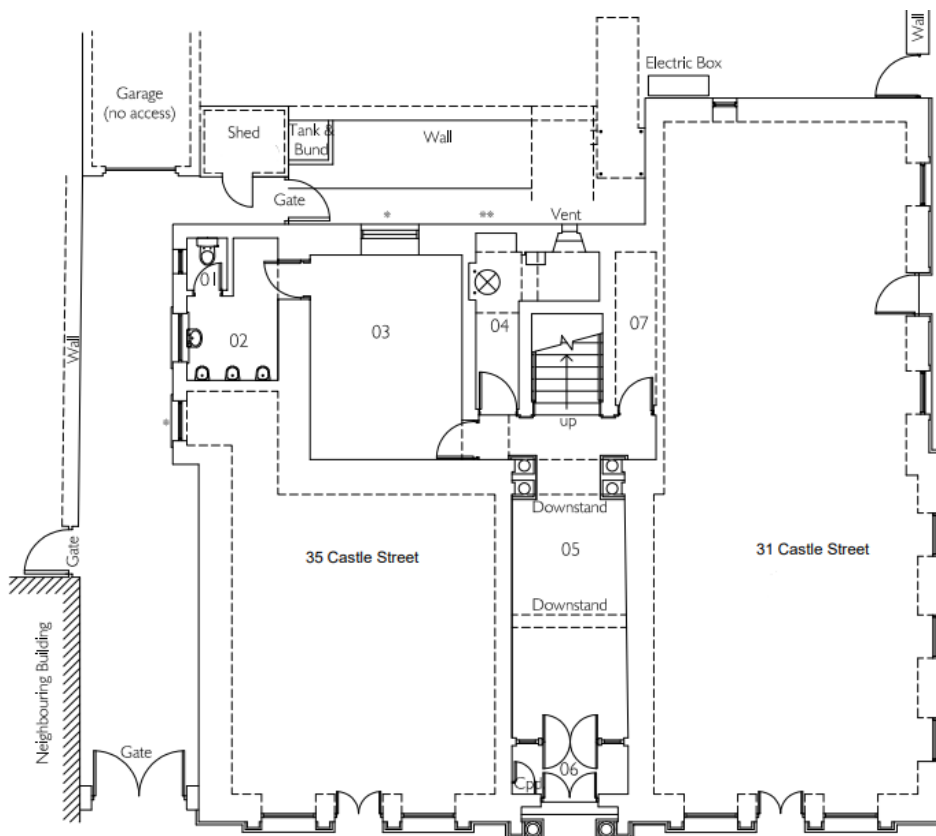
The building is configured to provide 2 vacant retail units on the ground floor (31 and 5 Castle Street) and the former Banff Town Hall (33 Castle Street) which has an access door at street level and the main hall accommodation at first floor level:

Address	Floor	Description	GIA
31 Castle Street	GF -	Vacant retail unit	72sqm/775sqft
33 Castle Street	GF -	Entrance hall, staircase, toilet accommodation & ancillary space	331sqm/3,563sqft
	FF -	2 large halls, kitchen, toilet accommodation & ancillary space	
35 Castle Street	GF -	Vacant retail unit	128sqm/1378sqft

BANFF TOWN HALL & RETAIL UNITS

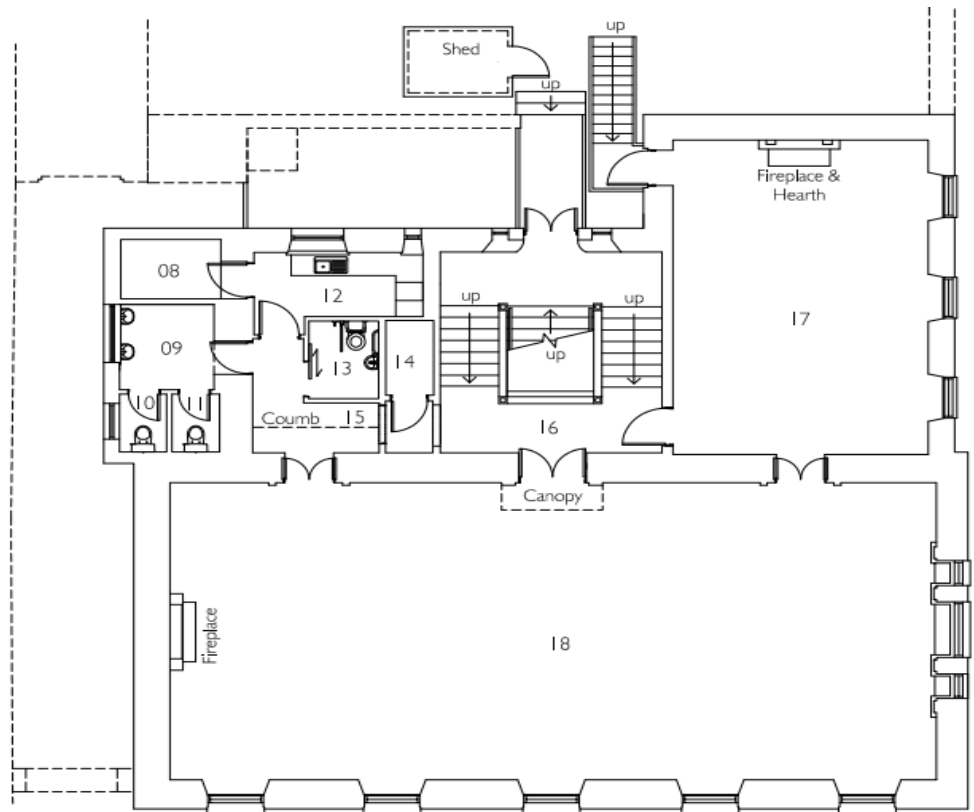
Castle Street, Banff, AB45 1DH

Ground Floor:



Contact Details
Telephone 01467 469261
Email estates@aberdeenshire.gvo.uk
www.aberdeenshire.gov.uk/property

First Floor:



Services:

The former town hall is served by mains gas, water, and electricity. The ground floor retail units have mains water and electricity.

Access:

Access to all parts of the building is from the public footpath on Castle Street. There is access to the rear garden via a gate on Seafield Street and via a gate off Castle Street. The neighbouring property benefits from a servitude right of access that allows pedestrian and vehicular access via a gate off Castle Street on the southmost side of the property.

EPC:

Address	EPC Rating
31 Castle Street	C
33 Castle Street	G
35 Castle Street	C

Rateable Value:

The properties have the following entries in the Valuation Roll with effect from 1st April 2023.

Address	Rateable Value	VR Ref
31 Castle Street	£3,900	VR10970
33 Castle Street	£9,700	VR10971
35 Castle Street	£4,900	VR10972

Planning:

Aberdeenshire Council's Planning and Economy Service has prepared a planning brief for Banff Town Hall which sets out future development guidance for the property. This planning brief is available separately.

Price:

Offers are being sought. Interested parties should contact the Council's estates team.

T: 01467 469261

E: estates@aberdeenshire.gov.uk

VAT:

Sale will be exempt from VAT.

Land & Buildings Transaction Tax (LBTT):

The purchaser will be liable for an applicable LBTT and registration dues.

Legal Costs:

Both parties will be responsible for their respective legal costs.

Virtual Tour:

A virtual tour can be made available to interested parties.

Contact Details

Telephone 01467 469261

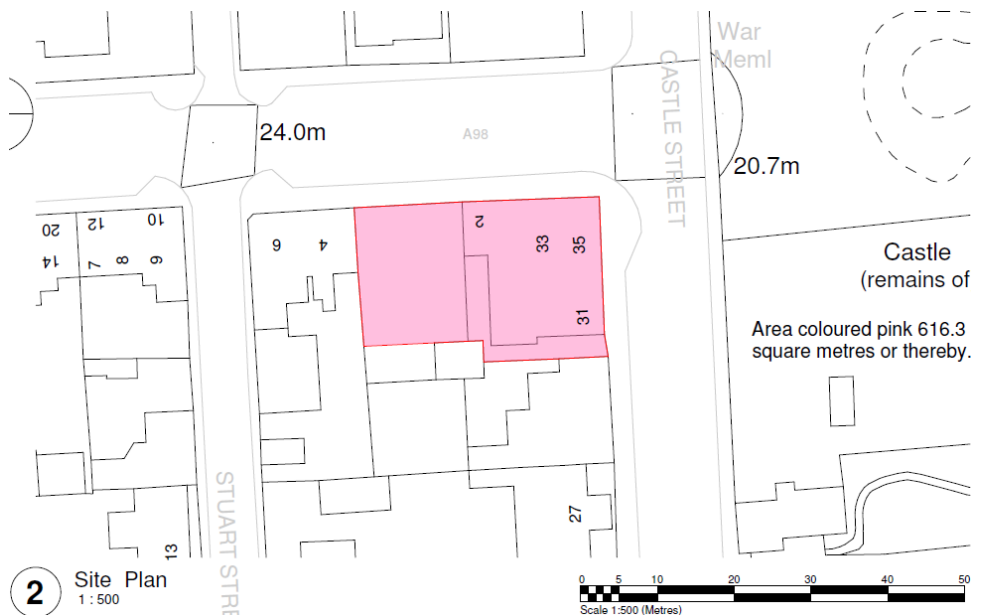
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