

FOR SALE

INDUSTRIAL/TRADE COUNTER FACILITY

Prominent Roadside Location

Gross Internal Area – 1026.02 sqm / 11,045 sqft

Potential for a purchaser to split the unit upon purchase

Price – Offers over £285,000 invited

VIRTUAL TOUR 360°

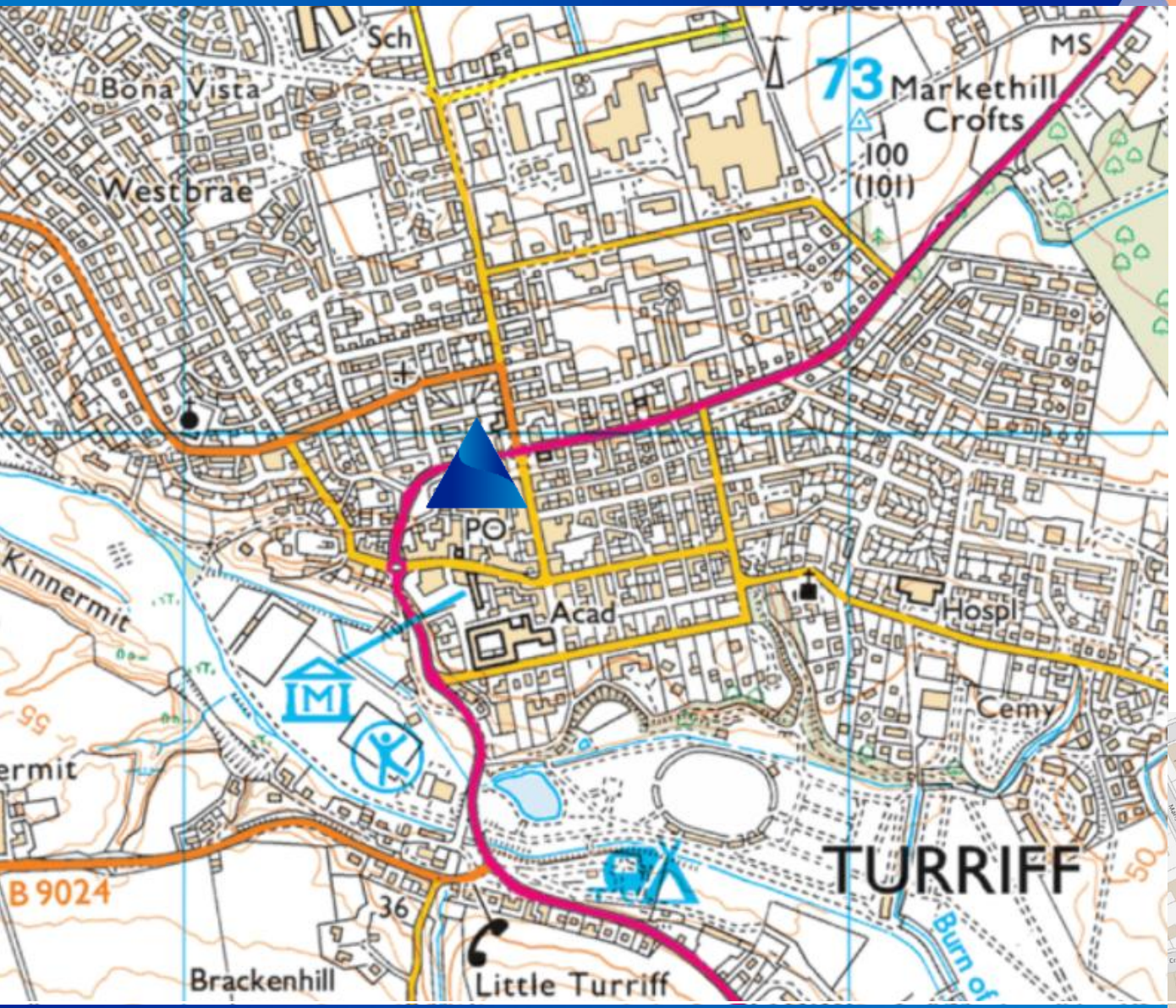
22-26 DUFF STREET, TURRIFF AB53 4AX

CONTACT: James Morrison **james.morrison**@shepherd.co.uk | 01224 2028836 | **shepherd.co.uk**
Euan Scott **euan.scott**@shepherd.co.uk | 01224 202800 | **shepherd.co.uk**

SHEPHERD COMMERCIAL

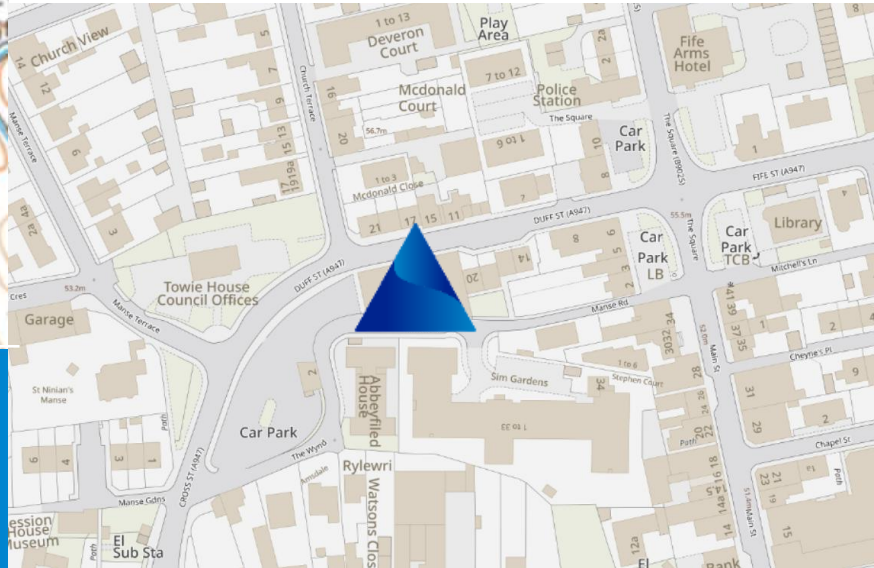
Location

22-26 DUFF STREET, TURRIFF AB53 4AX



The subjects are situated within the town of Turriff, which is located approximately 35 miles north west of Aberdeen on the A947 route which runs between Aberdeen and the towns of Banff and Macduff. The town is well placed for commuting and is one of the area's principal service centres.

The subjects themselves are located on the south side of Duff Street, at its junction with Church Terrace a short distance to the west of Turriff town centre. Duff Street forms part of the main A947 roadway and therefore is situated on a busy thoroughfare within the town with high levels of passing traffic. Surrounding occupiers are in a mix of commercial and residential uses.

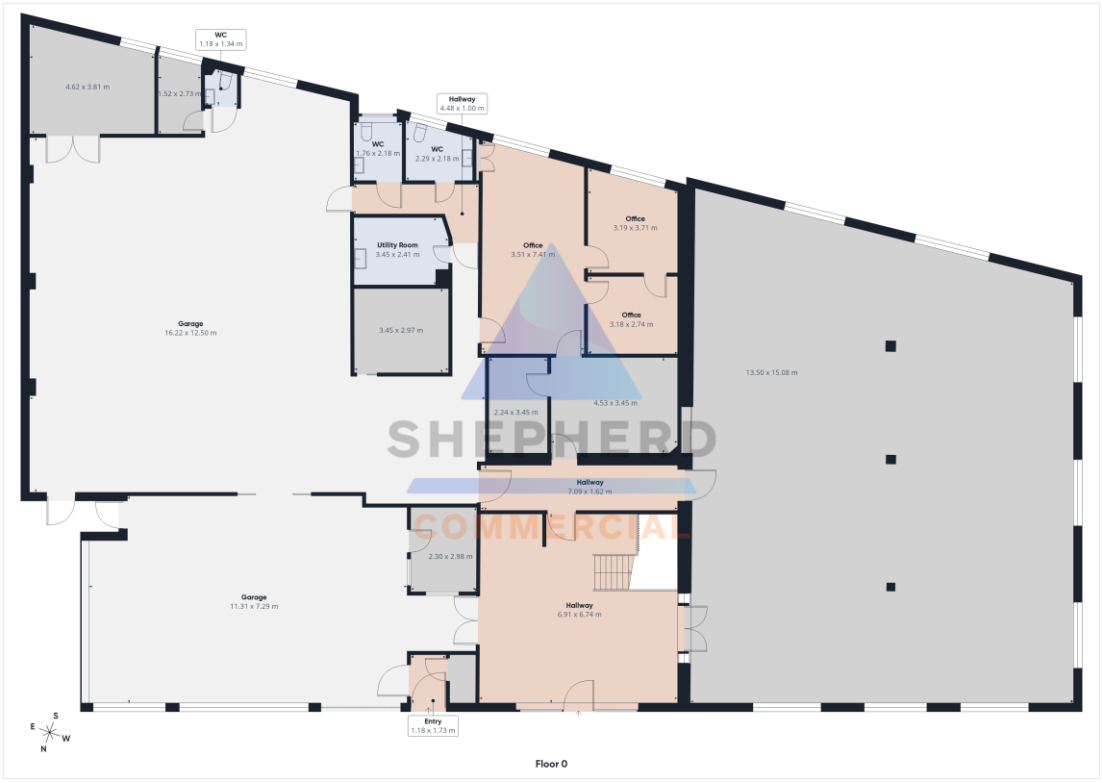


Town Centre Industrial / Trade Counter facility

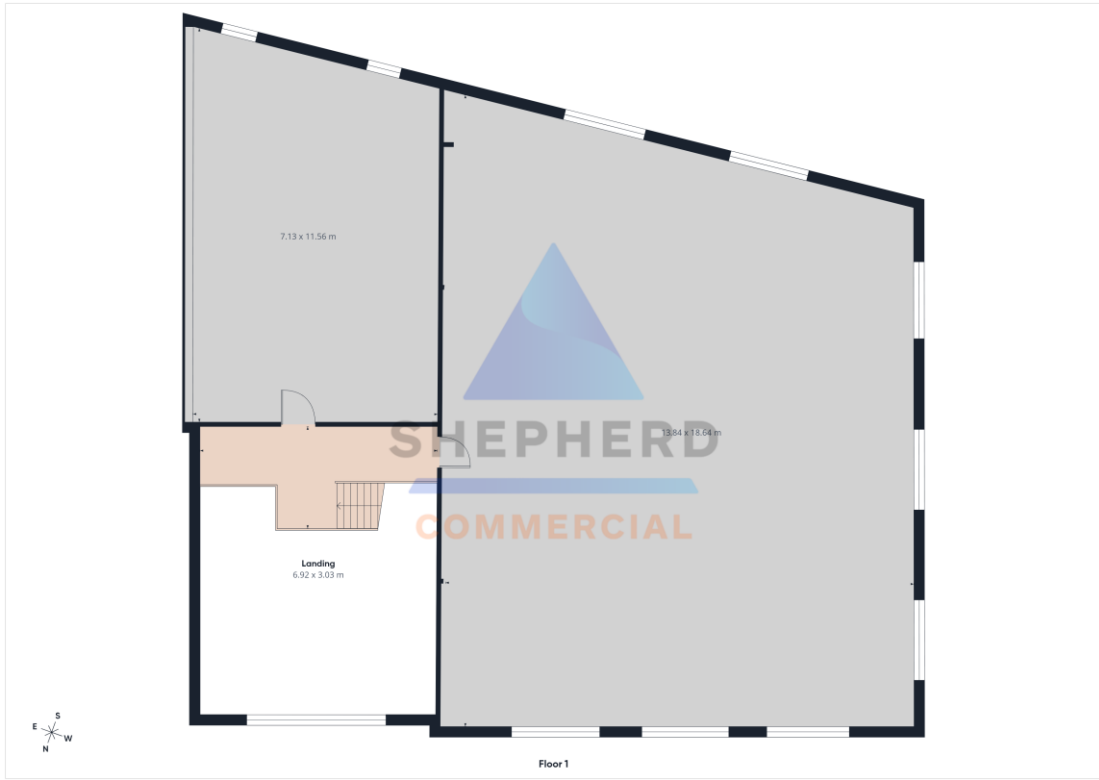
FIND ON GOOGLE MAPS

Floor Plans

22-26 DUFF STREET, TURRIFF AB53 4AX



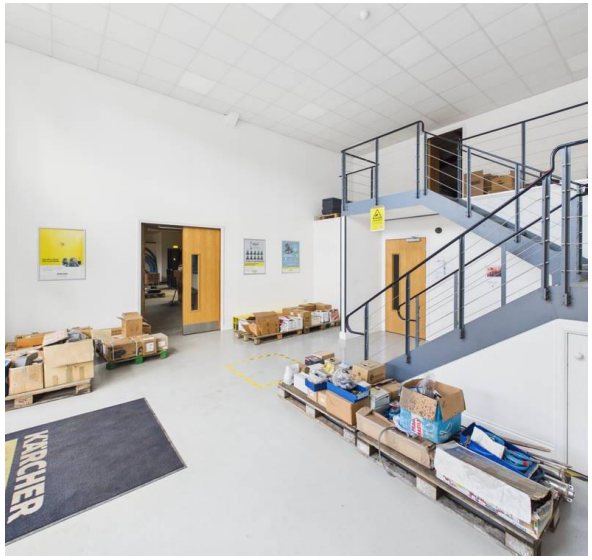
Ground Floor



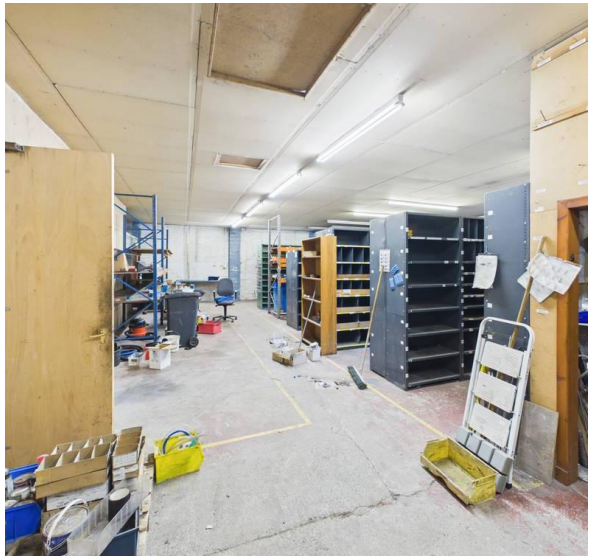
First Floor

CLICK HERE FOR 3D FLOOR PLAN

Description









The subjects comprise a substantial semi-detached building providing workshop, retail/trade counter and ancillary office accommodation, arranged over two distinct sections.

The original eastern section is of blockwork construction with an external harled finish and predominantly a pitched asbestos cement roof, with metal sheet roofing to the remainder. Vehicular access is provided via an electric roller shutter door to the front elevation, alongside separate pedestrian access points.

The more modern western extension is similarly of harled blockwork construction, beneath a pitched metal sheet roof. Windows are uPVC framed and double glazed.

Internally, the ground floor provides workshop, retail/trade counter, office and staff facilities. The workshop has painted concrete flooring, a mix of blockwork and plasterboard-lined walls, plasterboard-lined ceilings and strip/fluorescent lighting. Adjacent staff facilities comprise WCs and a kitchen, with lino flooring, painted walls and ceilings, lighting, standard sanitary fittings and domestic-style kitchen units.

The retail/trade counter occupies the western extension and has painted concrete flooring, painted plasterboard-lined walls and ceilings, and fluorescent lighting. Office accommodation is located to the rear, with carpeted flooring and otherwise similar finishes.

A metal staircase provides access to the first floor, which is currently used for ancillary storage. This area has plywood flooring and exposed blockwork walls. The western extension has an open ceiling to the timber roof trusses with no artificial lighting, while the original eastern section benefits from basic strip lighting.

The Detail

Accommodation

	m²	ft²
Workshop	352.62	3,796
Office/ Staff	126.30	1,360
Retail/ Trade Counter	225.58	2,428
Stores	321.52	3,461
Total	**1,026.02**	**11,045**

The subjects have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

Price

Offers in excess of £285,000 are invited.

Rateable Value

The subjects are entered into the valuation roll as of 1st April 2026 at £26,250.

An incoming occupier would have the opportunity to appeal the Rateable Value.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of A. Further information and a recommendation report is available to seriously interested parties on request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) Registration Dues, if applicable.



Get in Touch

For further information or viewing arrangements please contact the sole agents:

James Morrison
James.morrison@shepherd.co.uk

Euan Scott
Euan.scott@shepherd.co.uk

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
t: 01224 202800

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE October 2026

SHEPHERD COMMERCIAL