

## TAKE AWAY PREMISES

- > CLOSE PROXIMITY TO  
MARKET SQUARE
- > OFFERS IN EXCESS OF  
£105,000
- > 100% RATES RELIEF TO  
QUALIFYING PURCHASER

FOR SALE

**10 MARGARET STREET, STONEHAVEN, AB39 2AY**

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**LOCATION**

The property can be found within the popular coastal town of Stonehaven which is located around 16 miles south of Aberdeen. The property is located within the heart of the main town centre area, in close proximity to Market Square, where a mix of national and local retailers can be found in addition to a large public car park.

The surrounding area is somewhat mixed in nature and features a number of retail premises together with individual residential dwelling houses and flats.

**DESCRIPTION**

The subjects comprise a mid-terraced, single storey hot food take-away unit. The main walls have been constructed from cavity concrete blockwork which has been roughcast externally whilst the roof sections over are of a flat design having been clad mineral felt. Two basic outbuildings are included to the rear which have been constructed from single skin concrete blockwork whilst the roof sections over are mono-pitched and have been clad with corrugated asbestos sheeting.

The main frontage of the unit features a modern aluminium and glazed window with entry to the shop by means of an aluminium and glazed doorway. A further high level doorway leads directly to the kitchen.

Internally, the walls within the main take-away/servery are have been finished in easy clean surfaces, the floor is of split level and overlaid in ceramic tiling. A suspended ceiling has been installed which incorporates fluorescent strip lighting. Adequate natural day lighting is provided by the main display window to the frontage.

Within the kitchen there is a concrete floor which has been tiled as has the walls. The ceilings are plasterboard lined with lighting by way of fluorescent light fittings.

**PRICE**

Offers in excess of £105,000 are invited for the heritable interest in the property.

**RATING**

The subjects are currently entered in the Valuation Roll at a Rateable Value £7,100. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

**VAT**

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

**ENERGY PERFORMANCE CERTIFICATE**

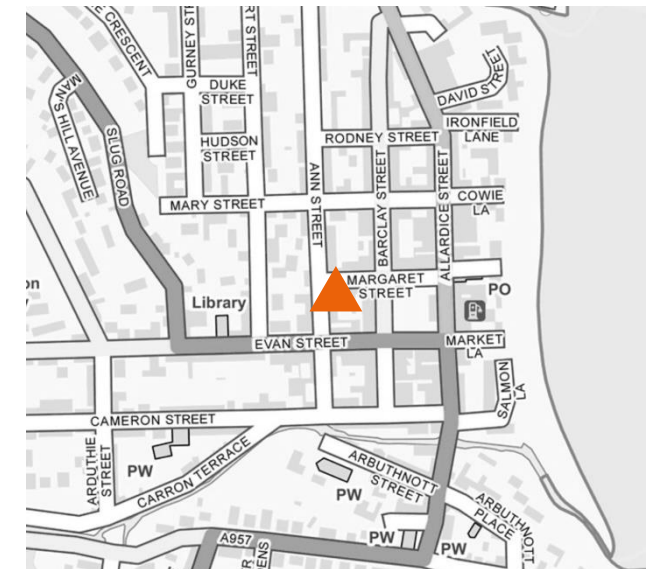
The subjects have a current Energy Performance Rating of 'G'. Further information and a recommendation report is available to seriously interested parties upon request.

**ACCOMMODATION**

The subjects provide the following accommodation:-

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>52.79</b>	<b>568</b>

The abovementioned floor areas have been calculated from on-site measurements being calculated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



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

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