



2 – 4 DEE STREET & 80 HIGH STREET, BANCHORY, AB31 5ST



- **LOCATED WITHIN A PRIME RETAILING POSITION**
- **2 – 4 DEE STREET & 80 HIGH STREET – OFFERS OVER £400,000**
- **SUITABLE FOR A VARIETY OF USES (SUBJECT TO OBTAINING PLANNING CONSENT)**

VIEWING & FURTHER INFORMATION:

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LOCATION:

The subjects are within the popular Deeside town of Banchory which is located some 17 miles west of Aberdeen. The town serves as one of the main service and employment centres in the area and offers a variety of services and facilities including a vibrant town centre.

The subjects themselves are situated on the west side of Dee Street which forms part of the A93 route carrying traffic from Aberdeen through Banchory and thereafter onto Ballater and Braemar. The subjects further benefit from being located at the junction of Dee Street and High Street in the centre of the town. The surrounding area is mixed in nature with commercial/retail occupiers located at ground floor level with the upper floors being within office and residential use.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

2 – 4 DEE STREET

The subjects comprise of a two storey building of traditional granite design. The roof over the property is pitched and slated and incorporates dormer projections. The property benefits from a strong retail frontage situated on a prominent corner location with a number of large double glazed windows present.

Access to the property is via two pedestrian doors of double glazed design encased in metal. The front section has been utilised as the sales area of the property with the rear of the ground floor and upper floors utilised for the display of furniture. The floors of the front section of the property are of concrete design covered in laminate wood flooring with floors towards the rear of the property of a raised timber design. Walls throughout the property are a mixture of traditional concrete with some stud partition walls also present. Ceilings are of suspended design and incorporate fluorescent strip lighting. A small staff room is located directly from the front sales section whilst a small storage room is located towards the rear of the property.

Access to the first floor is via a timber staircase located towards the rear of the unit. At first floor level floors are of suspended timber design and are carpeted throughout. Walls have been plastered and painted with ceilings of suspended design incorporating fluorescent strip lighting. A staff W.C./tea prep area is additionally located at first floor level.

Access to the second floor is located via a timber staircase. The second floor provides additional storage/display areas of suspended timber flooring design which have been carpeted throughout. Walls have been plastered and painted. Artificial lighting is provided by fluorescent strip lighting. Sash and case windows provide natural daylight throughout.



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80 HIGH STREET:

The subjects located at 80 High Street Banchory comprise of a former self contained flat which has now been converted to provide further display and storage facilities for the furniture store located below.

The subjects comprise of a two storey building of traditional granite design. The roof over the property is pitched and slated and incorporates dormer projections.

Access to the property is via a timber pedestrian door accessed directly from the High Street where a timber staircase leads directly to the upper floors of the property.

At first floor level floors are of suspended timber design covered in a mixture of finishes. The subjects at first floor have been utilised for the sale and display of furniture and as such have been laid out to suit this purpose. A staff kitchenette and w.c. facilities are also present at first floor level.

ACCOMMODATION:

The subjects provide the following accommodation:-

| ACCOMMODATION | M ² | FT ² |
|-------------------------|----------------|-----------------|
| 2 – 4 DEE STREET | | |
| Ground Floor | 198.68 | 2,138 |
| First Floor | 134 | 1,442 |
| Second Floor | 86.7 | 933 |
| TOTAL | 413.38 | 4,513 |
| 80 HIGH STREET | | |
| Ground Floor | 12.25 | 131 |
| First Floor | 153.3 | 1,650 |
| Second Floor | 23.3 | 251 |
| TOTAL | 188.85 | 2,032 |

The foregoing areas have been calculated on a net/gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

USE:

We have assumed that the subjects will benefit from Class 1 consent in terms of the Town and Country Planning Use Classes Scotland Order 1997.

PLANNING:

80 High Street has obtained planning consent for a change of use to a 3 bed residential flat. Full planning details can be found on Aberdeenshire Council Planning website using reference APP/2016/1734.

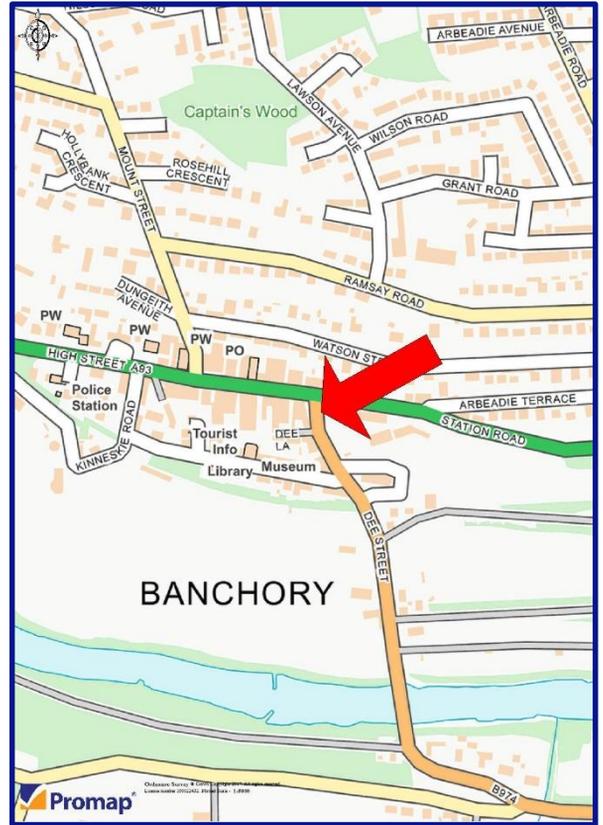
ENERGY PERFORMANCE CERTIFICATE:

2 – 4 Dee Street : G
80 High Street: E

PRICE:

Offers over £400,000 are sought for our client's heritable interest in the property exclusive of VAT.

Our clients may consider leasing the subjects individually. Further details can be made available upon request.



RENTAL:

Our clients may consider leasing the subjects. Details of the rental can be provided upon application to seriously interested parties.

RATEABLE VALUE:

2 – 4 Dee Street - the subjects are currently entered into the Valuation Roll at a Rateable Value of £38,500. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

80 High Street - the subjects are currently entered into the Valuation Roll at a Rateable Value of £12,750. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT and Registration dues.

VIEWING:

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

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN

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Contact: Adam Honeyman
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