

**VIDEO  
TOUR**

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## PRIME RETAIL & OFFICE PREMISES

- > LOCATED ON THE HIGH STREET
- > PRIME LOCATION
- > CAPABLE OF SUB-DIVISION
- > DEDICATED CAR PARK TO REAR

**TO LET/MAY SELL**

**32 - 36 HIGH STREET, BANCHORY, AB31 5SR**

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## Large High Street Retail Premises Occupying A Prominent Location

### LOCATION

The subjects are situated 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 High Street which forms part of the A93 route carrying traffic from Aberdeen through Banchory and thereafter onto Ballater and Braemar.

The premises occupy a prime position on the High Street with a wide variety of National on local retailers present in the vicinity.

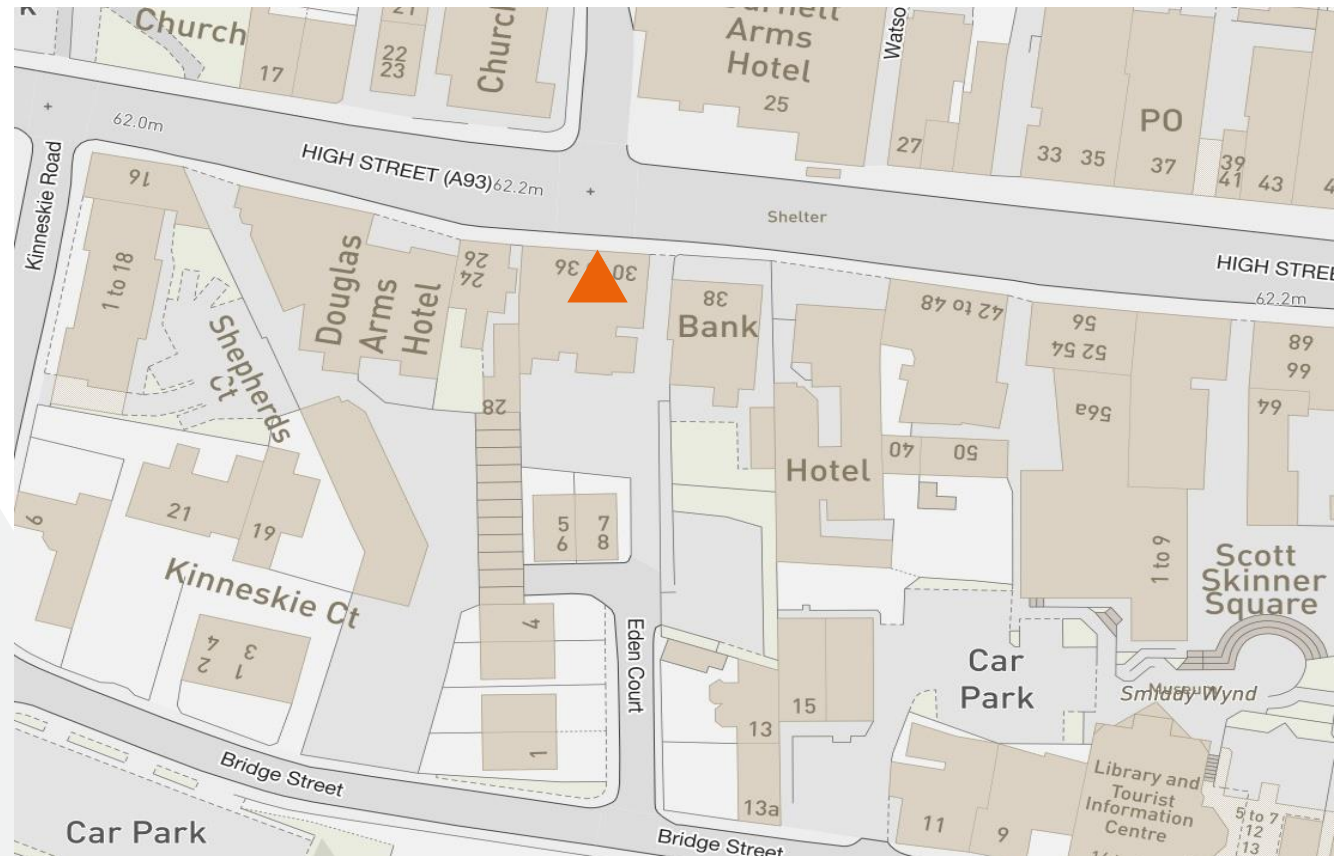
### DESCRIPTION

The subjects comprise of a prominent retail unit arranged over basement, ground, first and second floors providing good retailing accommodation on the High Street.

The accommodation provides open plan retailing accommodation with first floor accommodation that has

In addition, office premises are located on the second floor accessed from the rear of the building.

The subjects also benefit for a dedicated car park to the rear with ample parking for the subjects.





## Retail Accommodation With Dedicated Free Parking To The Rear

### ACCOMMODATION

The foregoing floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
34 High Street		
Basement	16.73	180
Ground Floor	161.37	1,737
First Floor	80.87	871
Second Floor	14.10	152
<b>TOTAL</b>	<b>273.07</b>	<b>2,939</b>

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Suite 3 - Office	45.10	485

### SUB DIVISION

There is potential for the building to be sub-divided to suit occupiers needs.



**GROUND FLOOR RETAILING ACCOMMODATION**

**RENTAL**

£28,000 per annum exclusive of VAT is sought

**LEASE TERMS**

The subjects are available on the basis of a new Full Repairing and Insuring lease of negotiable duration.

**PRICE**

Offers of £270,000 are invited for our client’s interest in the premises, further information is available upon request.

**RATEABLE VALUE:**

The subjects are currently entered into the Valuation Roll as follows:

ACCOMMODATION	Rateable Value
34 High Street	£30,000
Suite 2	£9,000
Suite 3	£3,600

An ingoing occupier will have the ability to appeal these figures, with rates relief potentially available with further information available upon request

**ENERGY PERFORMANCE CERTIFICATE**

Information and a recommendation report is available to seriously interested parties on request.

**LEGAL COSTS**

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

**VAT**

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

**VIDEO TOUR**

For video tour of property click [here](#).



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

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