

DEVELOPMENT OPPORTUNITY

- > PROMINENT ROADSIDE LOCATION
- > SUITABLE FOR A VARIETY OF OPTIONS
- > SIZE – 262.72 SQM (2,828 SQFT)
- > RENT - £20,000 PER ANNUM
- > PRICE - £225,000

TO LET/FOR SALE

NORTH DEESIDE ROAD, BANCHORY, AB31 5YR

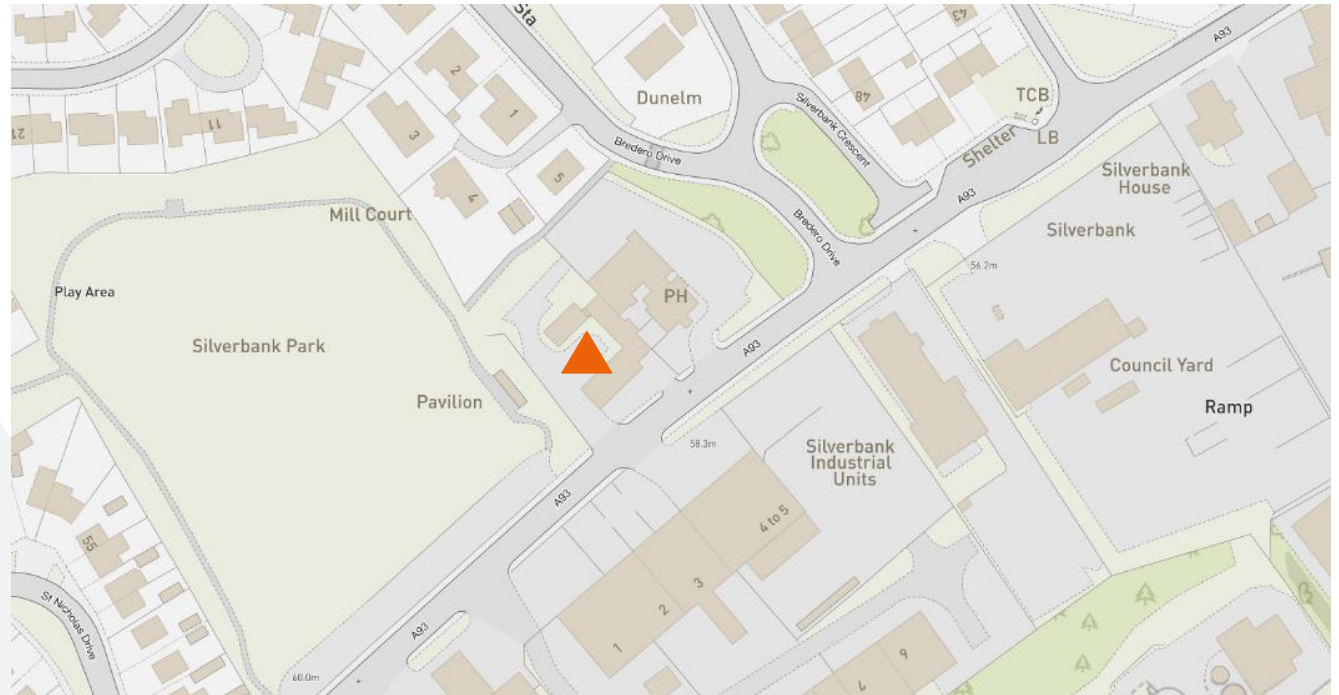
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LOCATION

The subjects are located within the popular Deeside town of Banchory, which is located approximately 18 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 population of Banchory is understood to be around 7,500.

The property is located on the north side of North Deeside Road (A93) which links Banchory to Aberdeen to the east and Ballater to the West. The subjects are situated to the east of the town centre where a number of commercial occupiers can be found including Morrisons Supermarket, Scott Skinner’s Restaurant and Bar, Buildbase and Duncan’s of Banchory. Residential use is also in close proximity.



[///trombone.tape.proof](https://trombone.tape.proof)

DESCRIPTION

The property comprises a series of interconnected single storey buildings forming retail/storage unit with car parking. The building is of stone construction painted externally with a pitched slate roof over. The main access is provided by a central timber pedestrian doorway to the front elevation with signage fascia above. Access is also provided via doors located within the courtyard area, whilst a timber vehicular door is located to the front of the property. Windows are timber framed and single glazed.

Internally, the property provides three open plan storage/sales areas with a small office located to the front and a kitchen and male and female WC facilities located to the rear. There is a concrete floor throughout and painted walls. The ceiling has been left open to the timber trusses with lighting provided via a mixture of pendant and strip light fittings. Kitchen and WCs are located to the rear of the premises.

The site itself is predominately level and provides parking to the front with a courtyard area providing additional parking or outdoor space.



ACCOMMODATION

	m²	ft²
Ground Floor	262.72	2,828

The above floor area has been calculated on a Gross Internal Floor area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

RENTAL

£20,000 Per Annum exclusive of VAT at the prevailing rate.

LEASE TERMS

The premises are available on the basis of a new lease of negotiable duration.

PRICE

£225,000 exclusive of VAT at the prevailing rate

RATEABLE VALUE

The premises are entered into the valuation Roll at a Rateable value of £11,750.

Small Business Rates Relief will be available to qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of G

Further information and a recommendations report are available to seriously interested parties upon request.

CURRENT USE/ALTERNATIVE USES

The subjects were previously used for retail purposes and accordingly benefit from Class 1a (Shops and Professional Services) consent under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

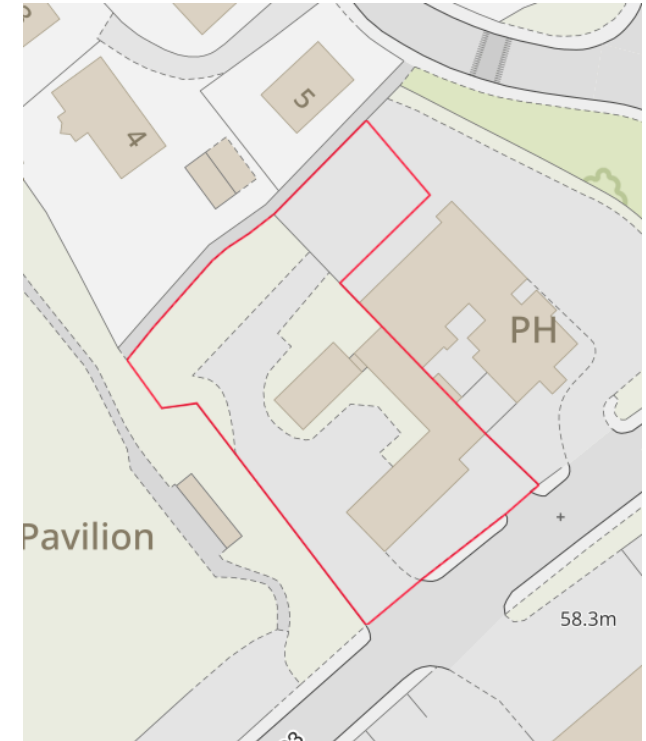
The prominent location of the premises results in the subjects being suitable for a variety of alternative uses subject to obtaining the appropriate consent.

VAT

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

LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.



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

Shepherd Chartered Surveyors Insert office address and phone number here
 Insert surveyor name and email address here

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