

RETAIL PREMISES

- > PROMINENT TOWN CENTRE LOCATION
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS
- > SIZE – 39.21 SQM (442 SQFT)
- > PRICE - £90,000



FOR SALE

2 YTHAN TERRACE, ELLON AB41 9LJ

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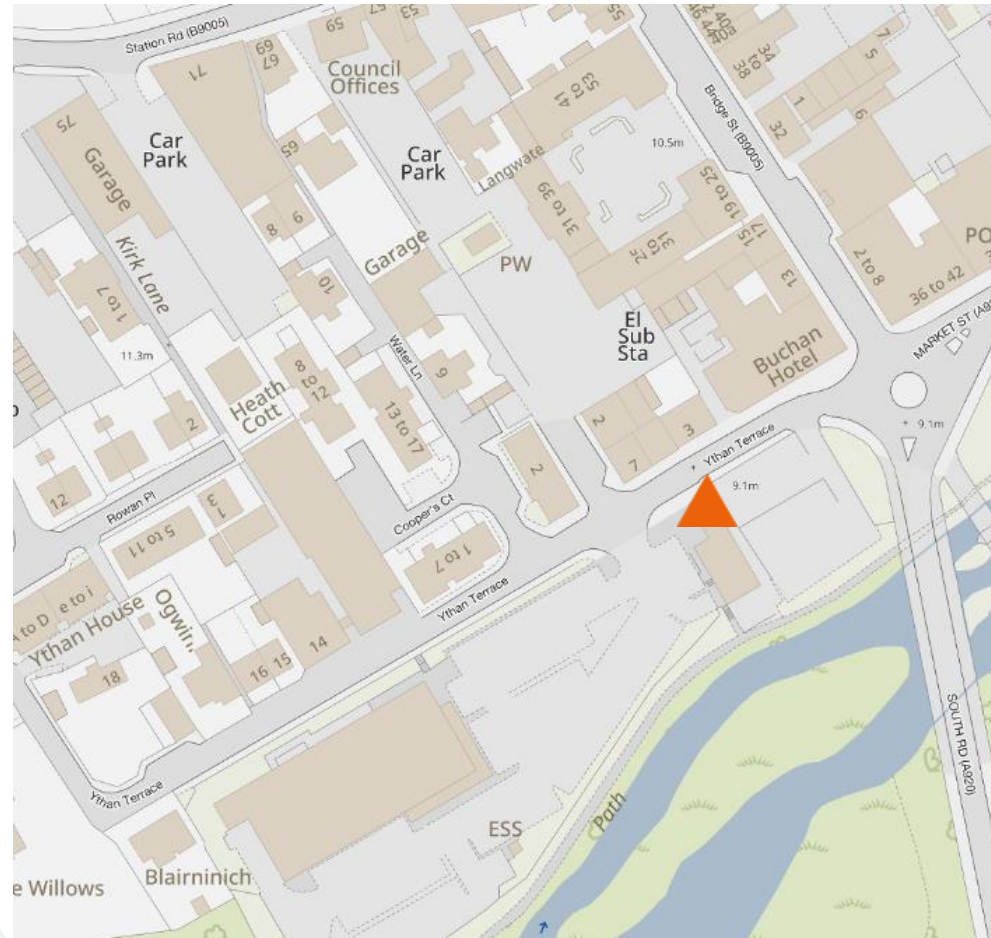
LOCATION

The premises are located within the town of Ellon which stands around 16 miles north of Aberdeen. The town serves as one of the main service and employment centres for the south part of Formartine and a well-established commuter town for Aberdeen. The subjects themselves are located on the south side of Ythan Terrace just a short distance from the main town centre. Surrounding commercial occupiers within the area include Ythan Bridge Dental Practice, Aldi and Shakes n' Cakes.

DESCRIPTION

The property comprises a ground floor retail unit situated within a single storey semi-detached property. The property is of concrete blockwork construction rendered externally with a timber framed pitched and tiled roof over. The subjects are accessed via a timber framed doorway from Ythan Terrace, there is also a side door for staff access to the car park where 6 spaces are designated to the unit. The building benefits from a corner location whereby the unit is visible to passing traffic and footfall.

Internally, the subjects provide an open plan area for sales/services to the front, with a partitioned room to the rear for staff and storage. The flooring is of suspended timber overlaid with wood effect laminate. The walls and ceilings are painted, with the ceiling featuring exposed wooden timber beams. Artificial lighting provided by spotlights fitsments with the premises also benefitting from ample natural light by a number of timber framed glazed windows. W.C facilities and a tea prep are located to the rear of the unit.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Ground Floor	39.21	422
Total	39.21	422

The above-mentioned floor areas are calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

PRICE

£90,000

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of " "

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

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.

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £6,000 per annum.

The subjects would therefore qualify for small business rates relief should a qualifying occupier be identified.

VAT

Please note there is no VAT applicable to the purchase.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZE
Shona Boyd, shona.boyd@shepherd.co.uk , 01224 202800 www.shepherd.co.uk

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