

RETAIL UNIT

- > SIZE – 284.44 SQM (3,062 SQFT)
- > RENTAL – £19,000 PER ANNUM
- > TRIPLE WINDOW FRONTAGE
- > RETAIL PREMISES LOCATED IN BANFF TOWN CENTRE
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS



TO LET

27 LOW STREET, BANFF, AB45 1AU

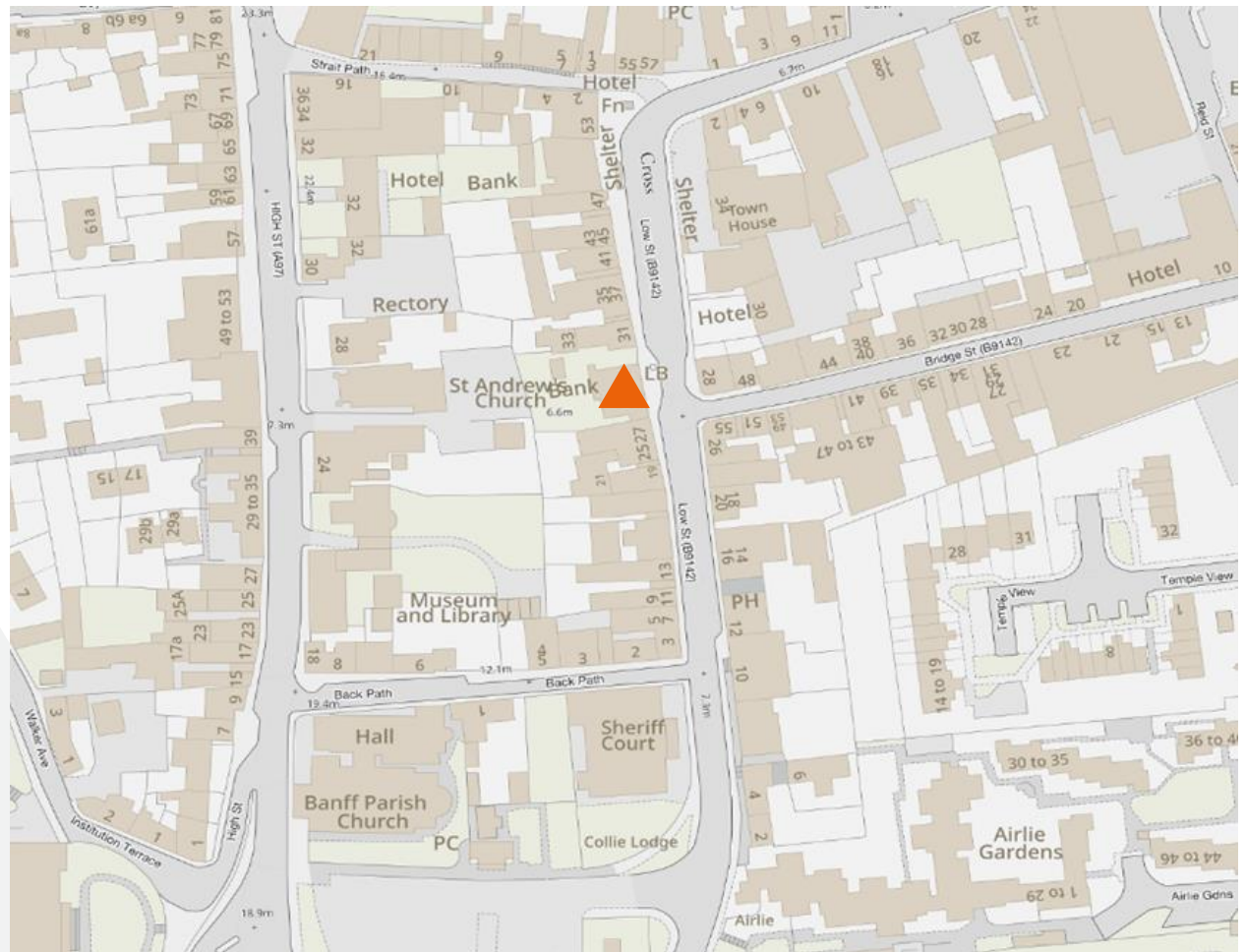
CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



LOCATION

The property is located within the popular coastal town of Banff, which is located approximately 50 miles north of Aberdeen and around 35 miles east of Elgin. The Royal Borough of Banff is an important administrative service centre for the western half of Aberdeenshire North.

More specifically, the subjects are located on the west side of Low Street where it meets the junction with Bridge Street. Low Street itself comprises part of the commercial town centre for Banff. Other occupiers within the vicinity include the Bank of Scotland, Cherry Tree Café, Happy Palace Takeaway and Lyon's Den Business Hub.



DESCRIPTION

The shop comprises a retail unit set within a three storey and attic building with a pitched slate roof over. The premises benefits from an excellent triple window frontage.

Internally, the accommodation is spread over three floors comprising a spacious shop floor, work/storage areas, staff room facilities and two WC's. The premises would lend themselves to a variety of commercial uses, as well as redevelopment, subject to obtaining the appropriate planning permission.

ACCOMMODATION	m²	ft²
Ground Floor	175.12	1,885
First Floor	46.6	502
Second Floor	62.72	675
Total	284.44	3,062

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).

RENTAL

£19,000 Per Annum

LEASE TERMS

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

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £9,600 per annum.

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

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of 'D'.

Further information and a recommendation 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.

VAT

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

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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen AB15 4ZN
Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk

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