

OFFICE ACCOMMODATION

- > PRIME LOCATION IN BANCHORY TOWN CENTRE
- > RENTAL - £6,000
- > SIZE - 57.01 SQ.M (613 SQ. FT)

TO LET

72A HIGH STREET, 1ST FLOOR, BANCHORY, ABERDEENSHIRE, AB31 5SS

CONTACT: Shona Boyd, shona.boyd@shepherd.co.uk, 01224 202800, www.shepherd.co.uk



LOCATION

The subjects are within the popular Deeside town of Banchory, which is located approximately 17 miles west of Aberdeen. The town can be accessed via the A93 which continues to Ballater and Braemar. The population of Banchory is understood to be around 7,500.

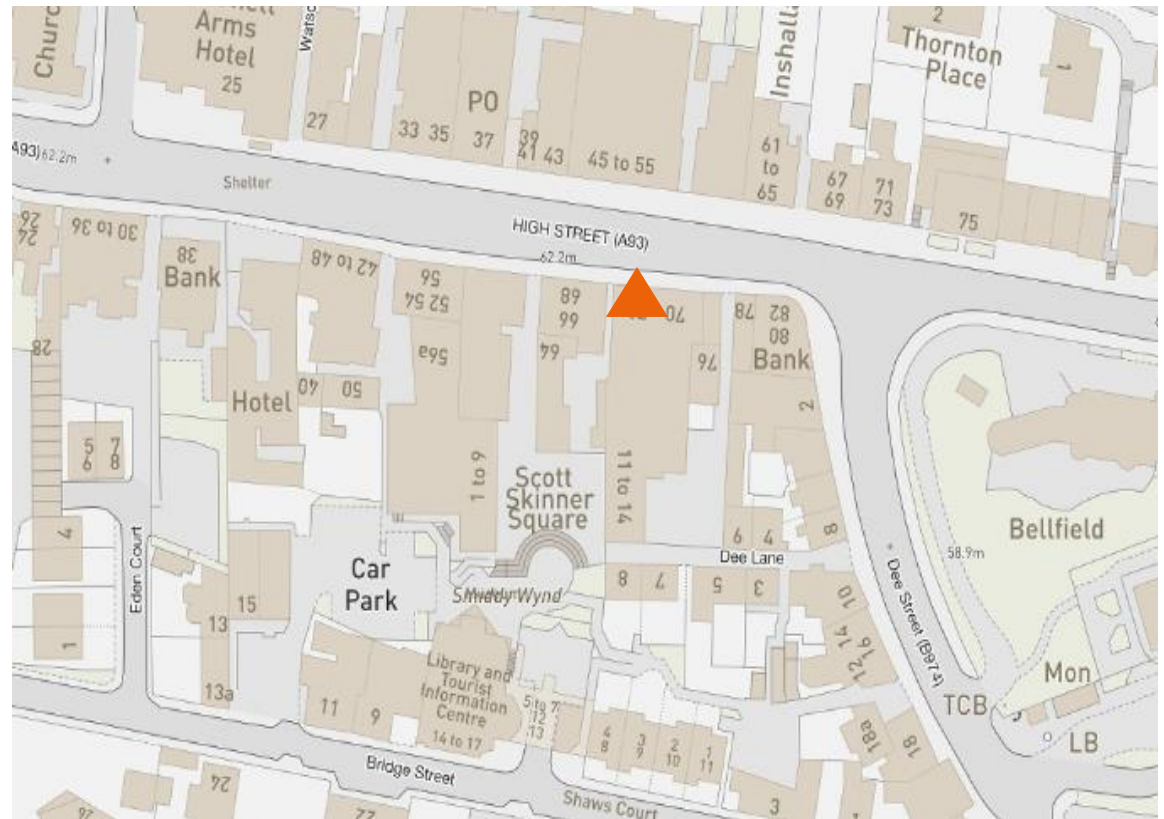
The subjects themselves are situated on the south side of High Street, which is considered the main retailing thoroughfare through the town of Banchory. As consequence, the property benefits from high level of footfall and passing trade.

The surrounding area is mostly commercial in nature with neighbouring occupiers including The Co-op, Bank of Scotland and Davidsons Chemists. The premises also benefits being a short distance from the town's main car park.

DESCRIPTION

The subjects comprise a first-floor office unit contained within a one and a half semi-detached building, and entry is from the High Street itself. The main building is of traditional construction incorporating domer projections.

Internally, the subject provide three cellular offices arranged over first floor along with a small kitchenette to the rear of the main office area. A dedicated single W.C facility can be found on the entrance stairwell. Artificial light is by way of fluorescent light fitments. The office unit comprises electric heating and there is a ladder access system to the attic which can be used for additional storage.



ACCOMODATION

The subjects provide the following accommodation.

	SQ. M	SQ. FT
First Floor	57.01	613

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

RENTAL

£6,000 per annum exclusive of VAT and payable quarterly in advance.

LEASE TERMS

The premises are offered on the basis of a new Full Repairing and Insuring Lease of negotiable duration

RATING

The subjects are currently entered into the Valuation Roll at a Rateable Value of £5,600.

Small Business Rates Relief will be available to qualifying occupiers with further information available upon request.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

All prices, premiums etc., are quoted exclusive of VAT

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.



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

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

www.shepherd.co.uk



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