



FOR SALE / TO LET

Retail Premises

Planning consent granted for
change of use to Class 3
(Restaurant)

Prominent Location in Alford
Town Centre

Price - £130,000

Rent - On Application

Size - 131.69 SQM (1417.69)



WHAT 3 WORDS

49 MAIN STREET, ALFORD, ABERDEENSHIRE, AB33 8PX

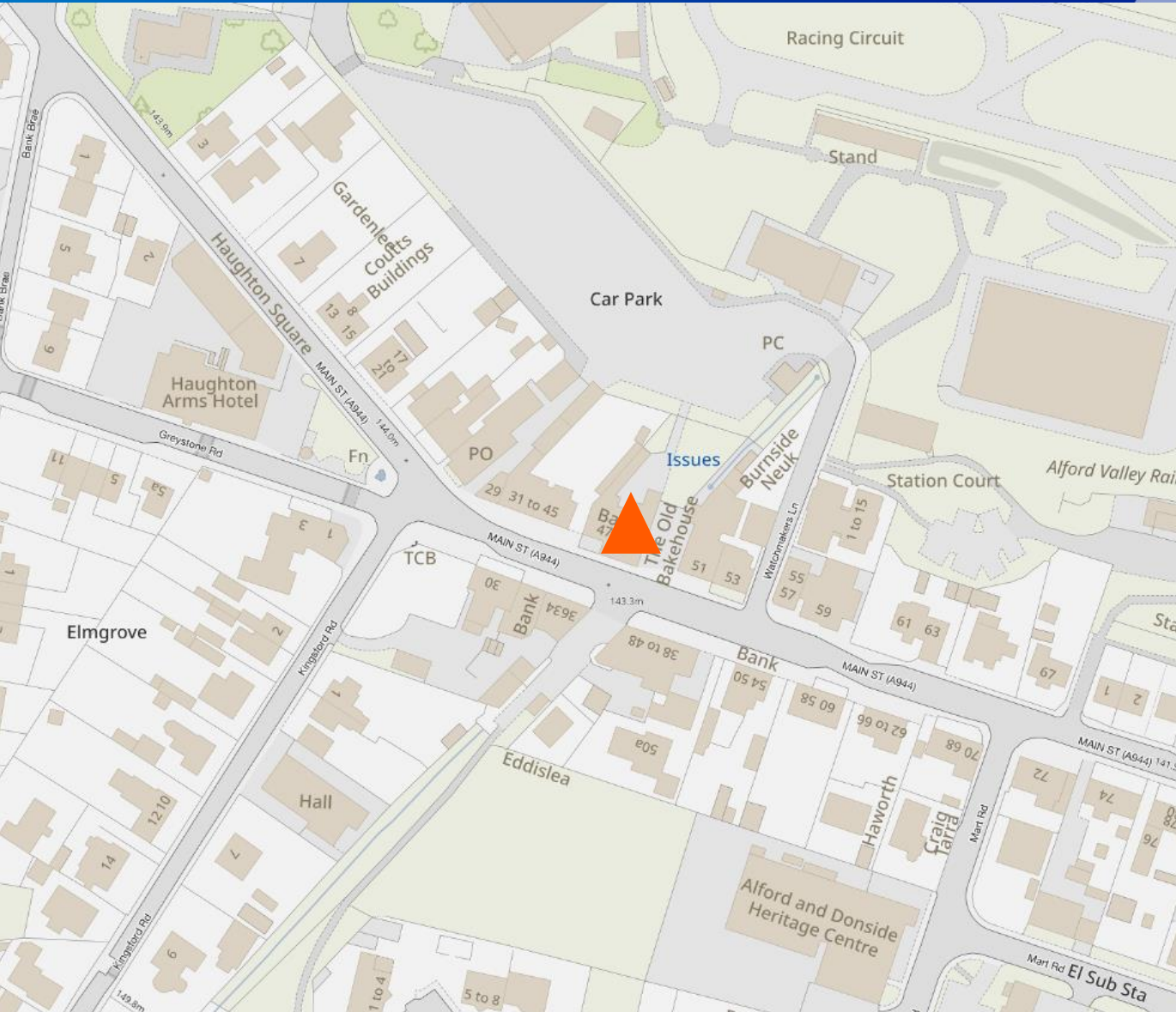
CONTACT: Shona Boyd shona.boyd@shepherd.co.uk | 01224 202814 | shepherd.co.uk





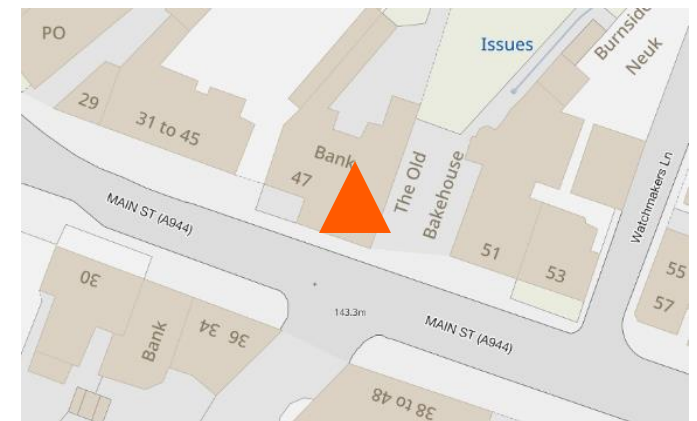
Location

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The subjects can be found within the village of Alford, which is located 25 miles west of Aberdeen City Centre. Alford is a busy rural village which serves as an important service centre for the expanding local population and surrounding agricultural community within Aberdeenshire.

The subjects themselves are located on the north side of Main Street which serves as a primary thoroughfare through the town and the main route to Aberdeen. As such there are substantial levels of vehicular and pedestrian passing trade. Surrounding occupiers include The Alford Bistro, Daisy Tree Baby Boutique, N.S Wilson Pharmacy and Alford Post Office. The premises also benefit from being near to the town's main car parking and accordingly is a visible unit with high pedestrian foot flow.



**Retail Premises
Within Busy Rural Village**

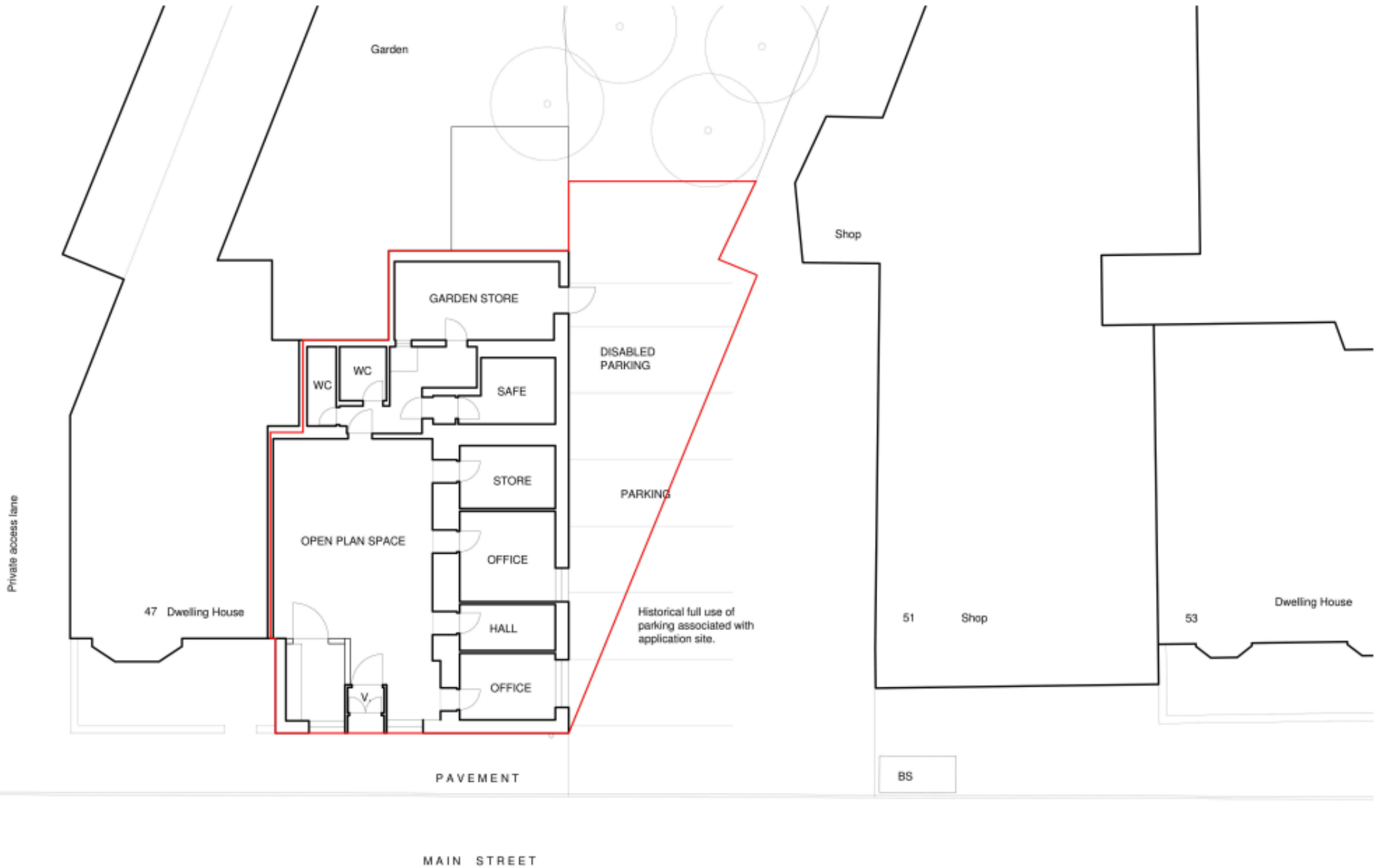


FIND ON GOOGLE MAPS



Floor Plans

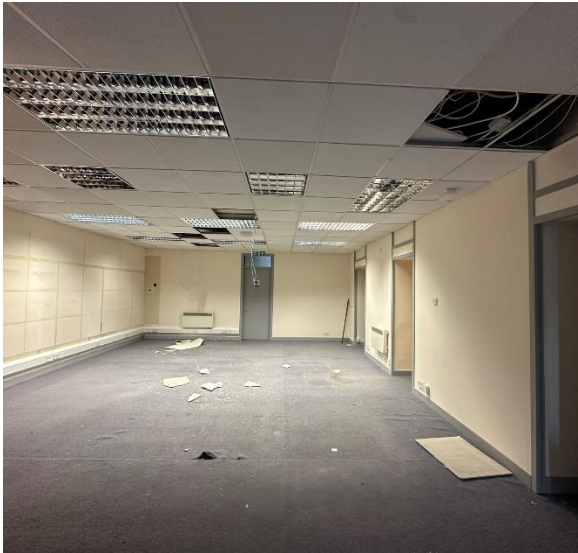
49 MAIN STREET, ALFORD, ABERDEENSHIRE, AB33 8PX





Description

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The subjects comprise a ground floor, single storey property attached to a two-storey traditional property, which is out with the subjects under consideration. Externally, the subjects are of solid blockwork construction with a flat roof over and access is via a recessed pedestrian door.

Internally, the subjects provide open plan office space with four cellular meeting rooms to the right. The open plan office area is finished with suspended timber and carpeted flooring, suspended ceiling and painted plasterboard lined walls. The meeting rooms are finished to a similar manner to the open plan area although ceilings are of painted plasterboard design. The rear of the property provides an inbuilt safe room and a store with solid concrete flooring and unlined walls. Two W.Cs can be found at the rear

Accommodation

	m ²	ft ²
Ground Floor	131.69	1417.69

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



Price

£130,000 is sought for our client's interest in the premises.

Rental

On Application

Lease Terms

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

Planning

The subjects had conditional planning consent granted on the 30th January 2024 for a change of use from Office (Class 1A) to Restaurant (Class 3). Further information can be found on the Aberdeenshire Planning portal using reference **APP/2023/1141**.

Rateable Value

The subjects are currently entered into the Valuation Roll as an office at a rateable value of £12,500.

On this basis the premises would be eligible for 87.50% rates relief, resulting in a net liability of £778.12 payable by an incoming occupier.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of 'C'.

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

VAT

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

Legal Costs

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



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE JULY 2024.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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