

## RETAIL PREMISES

- > LOCATED IN POPULAR ROYAL DEESIDE TOWN OF BALLATER
- > SUITABLE FOR A RANGE OF COMMERCIAL USES
- > ELIGIBLE FOR PARTIAL BUSINESS RATES RELIEF TO QUALIFYING OCCUPIERS
- > SIZE - 196.50 SQM (2,115 SQFT)
- > PRICE – £205,000



FOR SALE

**2 GOLF ROAD, BALLATER, AB35 5RE**

**CONTACT:** Shona Boyd, [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk), 01224 202800, [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

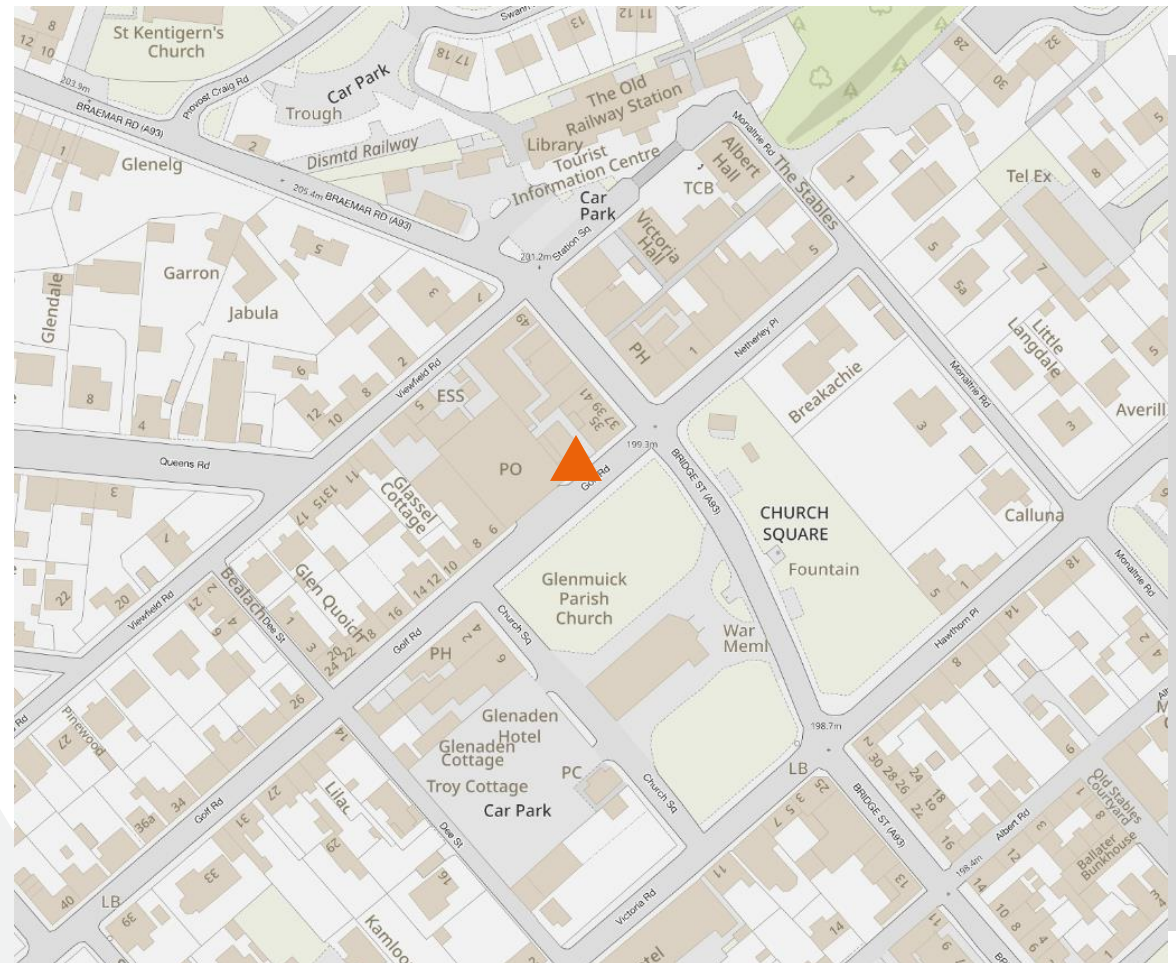
The subjects are located within the village of Ballater, which stands approximately 42 miles west of Aberdeen city centre. Ballater has a population of around 1,500 and is a popular tourist area with the majority of its economic activity emanating from the same.

The subjects themselves are located on the north side of Golf Road, between its junctions with Bridge Street and Church Square, within the village centre. Surrounding occupiers are in a mix of commercial and residential uses, with nearby occupiers including Co-op, Bean for Coffee and Byron Bakery.

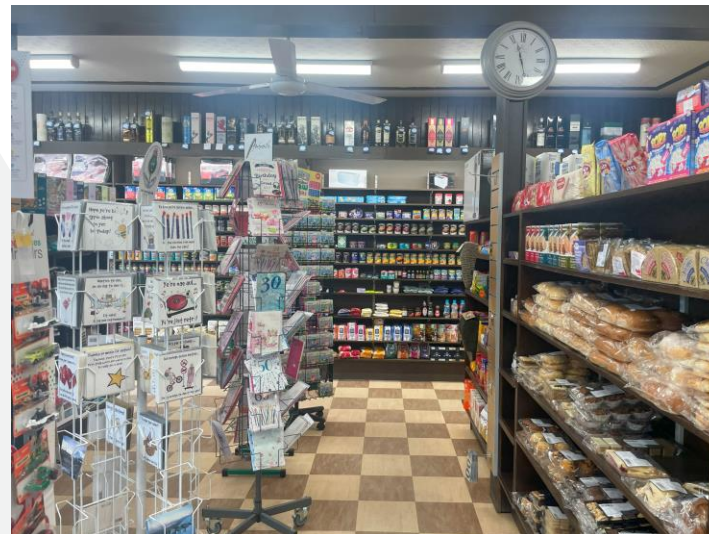
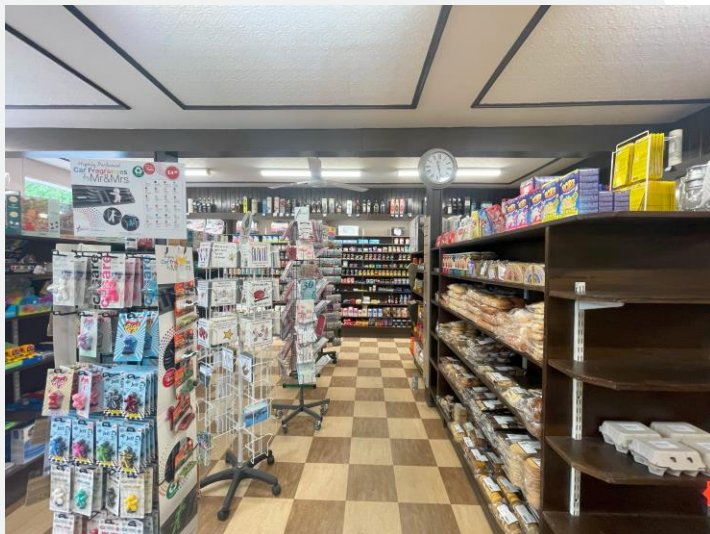
## DESCRIPTION

The subjects comprise a traditional two-storey retail unit of traditional construction, finished in pointed granite stonework to the front and harled to the side elevation with a pitched roof over, clad in slate.

Internally, the subjects provide an open plan retail / sales and services area suitable for a range of commercial uses, with ancillary stores and office space to the rear. A fixed concrete staircase provides access to the first-floor stores, which are finished by way of a suspended timber floor, overlaid in lino, timber clad walls and ceilings, with basic strip lighting above. A single WC completes the first floor.



GROUND FLOOR



**ACCOMMODATION**

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	118.20	1,272
First Floor	78.30	843
<b>TOTAL</b>	196.50	2,115

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**

£205,000 is sought for our client's heritable interest in the property.

**RATEABLE VALUE**

The property is currently entered into the valuation roll for the value of £15,750.

Qualifying occupants would be eligible to 21.25% rates relief, resulting in a net liability of £6,176 per year. Further information is available on request.

**ENERGY PERFORMANCE CERTIFICATE**

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

Further information and a recommendations report are available to seriously interested parties upon 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 associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

**FIRST FLOOR**



**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](mailto:shona.boyd@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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