

**** UP TO 6 MONTHS
RENT FREE INCENTIVE
AVAILABLE ****

RETAIL PREMISES

- > SITUATED WITHIN POPULAR RETAIL PARADE SERVING ELLON TOWN CENTRE
- > CLASS 1A (RETAIL & PROFESSIONAL SERVICES) CONSENT
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS
- > RENTAL - £9,500 PER ANNUM
- > INCENTIVES AVAILABLE
- > SIZE – 54.16 SQM. (583 SQFT.)



TO LET

UNIT 1, 32 BRIDGE STREET, ELLON, AB41 9AA

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

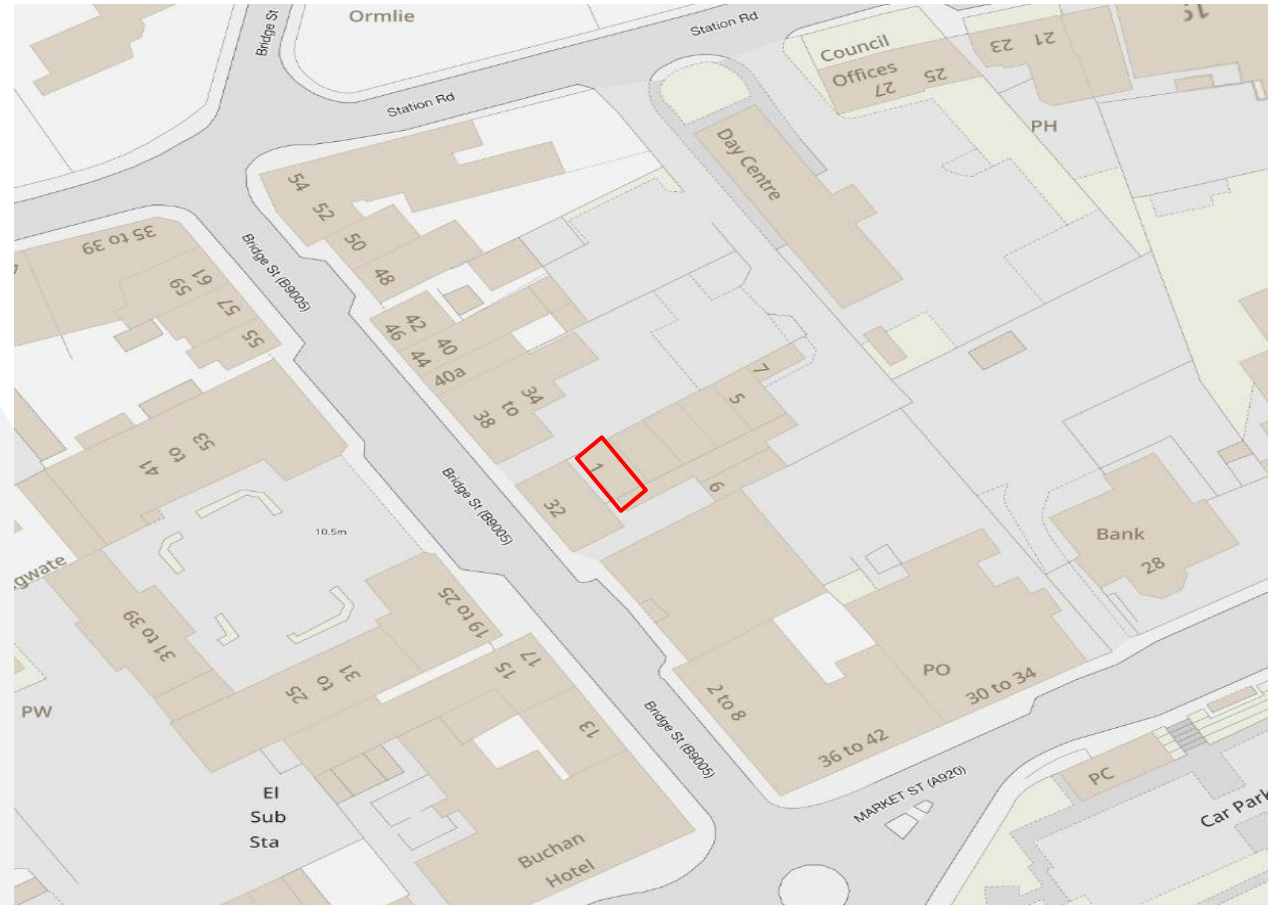


Retail Unit To Let in Ellon Town Centre

LOCATION

The subjects 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 area and is a well-established commuter town for Aberdeen. The subjects themselves are located on the east side of Bridge Street, between its junctions with Market Street and Station Road, within the principle retailing area of the town centre. More specifically the unit is set within the Ellon shopping centre.

Surrounding properties are in a mix of commercial and residential usage, with commercial occupiers in the vicinity comprising a variety of local and national occupiers. Within the shopping parade occupiers include Morrisons Daily, Jules Healing Gems, Yumi Asian Cuisine and Old Skool Barbers.



Indicative property boundary

DESCRIPTION

The subjects comprise a retail unit set within a shopping parade where all properties are single storey. Externally, part of the parade comprises a pitched over slate roof whilst the rest is flat. The subjects provide a dual-frontage, glazed window spanning the length of the frontage. Access is via a PVC framed pedestrian doorway.

Internally, the subjects comprise an open plan sales/services area, which has most recently been utilised as a sandwich and coffee bar. The flooring features a wooden style laminate overlay, with walls being a painted and plaster finish. The ceilings are suspended with artificial lighting provided via spotlight fitments that are set into the tiles. The remainder of the unit provides accommodation which can be used for food preparation, as well as for storage purposes. W.C facilities

PERMITTED USE

The subjects are permitted under Class 1A use (Shops, Financial, Professional and other services) as per the Town and Country Use Class Order (Scotland) 1997 (as amended 2023). This covers a range of uses from retail sales to other types of professional services, including office use.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
TOTAL	54.16	583

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)

RENTAL

£9,500 Per Annum.

Incentives are available with further information available on request.

LEASE TERMS

The subjects are available on the basis on a New Full Repairing and Insuring lease of negotiable duration.

RATEABLE VALUE

The property is currently entered into the Valuation Roll with a Rateable Value of £9,000.

Qualifying occupants would be eligible to 100% rates relief, with further information available on request.

ENERGY PERFORMANCE CERTIFICATE

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

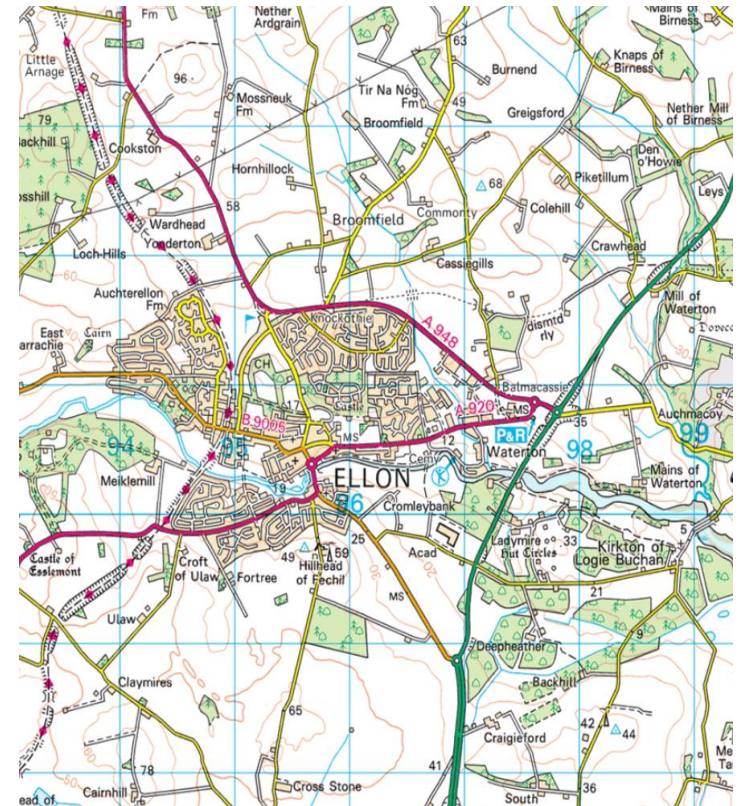
Further information and a recommendations report are available to seriously interested parties upon request.

VAT

No VAT is payable on the rental.

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.



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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