

OFFICE PREMISES

- > RENTAL - £6,000 PER ANNUM
- > SIZE - 51.60 SQM (555 SQFT)
- > TOWN CENTRE LOCATION
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS



TO LET

1A BRIDGE STREET, BANCHORY, AB31 5SX

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Office Premises To Let in Banchory Town Centre

LOCATION

The subjects are situated within the popular Deeside town of Banchory which is located some 17 miles west of Aberdeen. The town serves as one of the main service and employment centres in the area and offers a variety of services and facilities including a vibrant town centre. More specifically, the subjects are located on the north side Bridge Street, next to the junction that meets Dee Street.

Bridge Street experiences a good level of passing traffic being a one-way throughfare from the High Street to Dee Street, with a free public car park in-between. The surrounding area is mixed use in nature, with other commercial occupiers in the vicinity including Chest Heart and Stroke Scotland, Hush Living, Town and Country Veterinary Group and County Ways.

DESCRIPTION

The subjects comprise the first floor of a detached building, with a metal sheet pitched roof over. Access to the first floor is via a fixed staircase to the building's east elevation. Internally, the subjects provide open plan accommodation, historically utilised as office accommodation. The space would also be suitable for storage requirements or other uses of a professional service nature. The suite has a suspended floor which is carpeted throughout, with walls and ceilings being painted plasterboard. Natural lighting is provided across the premises via glazed timber framed windows, with artificial lighting via fluorescent strip lights. W.C facilities are located at the front entrance of the property. Heating to the premises is via gas radiators.

Free parking is available at the public car park on the west end Bridge Street, or along Bridge Street itself. In close proximity is Banchory's Belfield car park, where ample spaces are available on a pay and display.



ACCOMMODATION

| ACCOMMODATION | m ² | ft ² |
|---------------|----------------|-----------------|
| TOTAL | 51.60 | 555 |

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

£6,000 Per Annum.

RATEABLE VALUE

The property is currently entered into the valuation roll for the value of £4,900.

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 'C'

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.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB 15 4ZN, 01224 202800
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