

**TO LET**

## Retail Premises

Established location within  
Stonehaven Town Centre

Suitable for a range of  
commercial uses

Size: 89.05 sqm (958 sqft)

Rental: £18,000 per annum



**20 ALLARDICE STREET, STONEHAVEN, AB39 2BQ**

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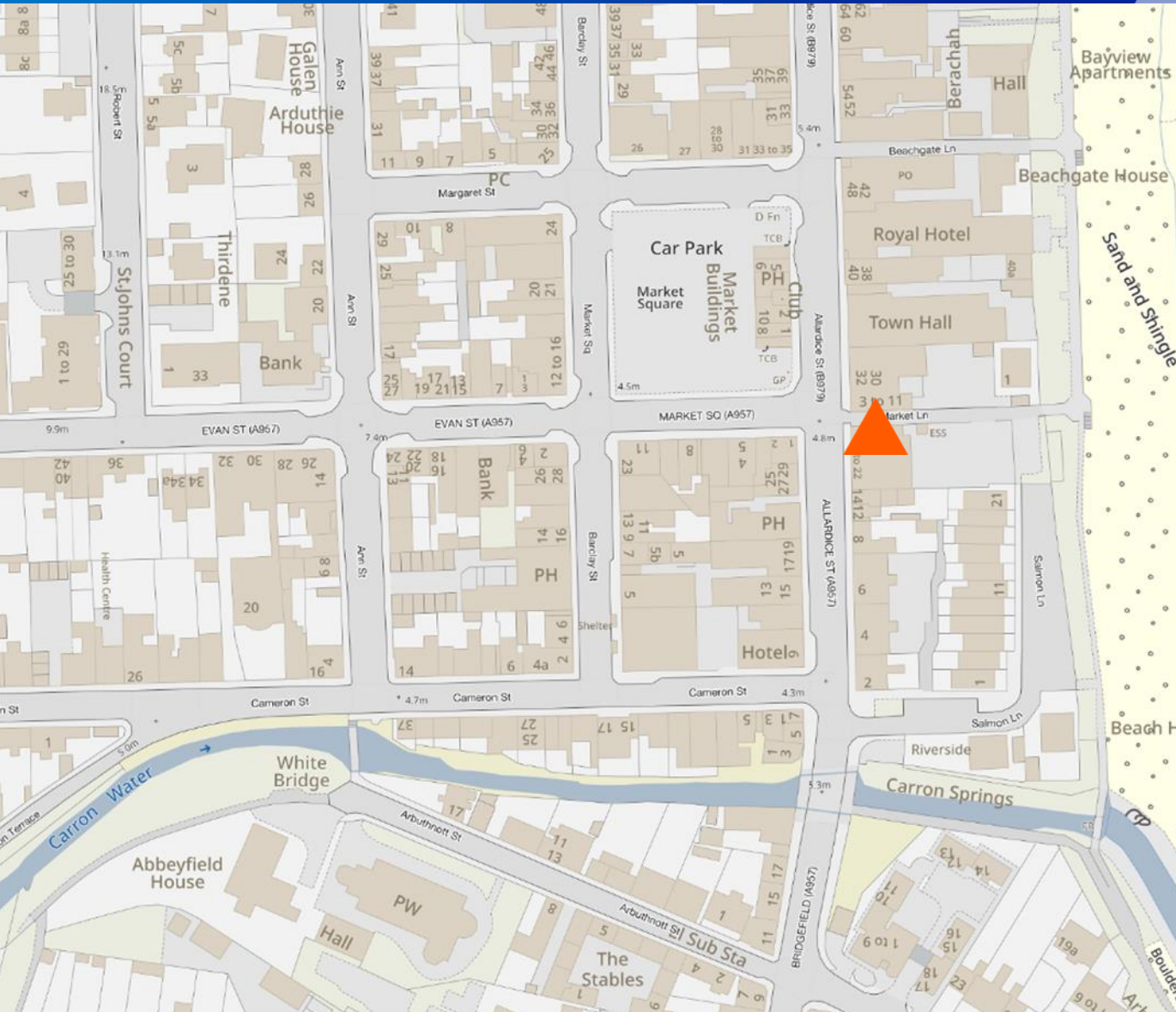






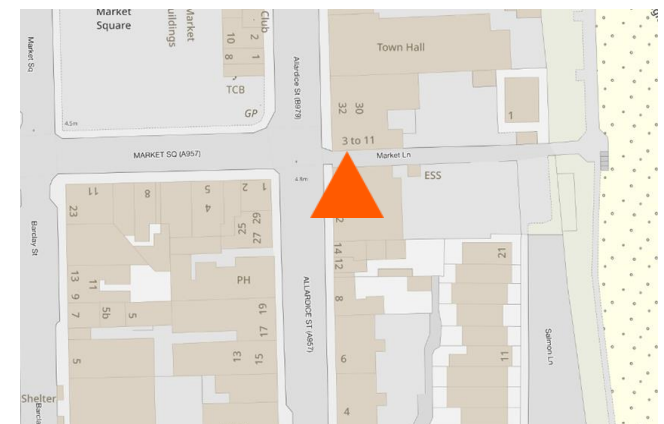
# Location

20 ALLARDICE STREET, STONEHAVEN,  
AB39 2BQ



The property itself is located within the coastal town of Stonehaven which lies around 16 miles to the immediate south of Aberdeen City. The town itself has grown extensively within the recent past and indeed continues to do so with a large number of ongoing residential developments within the town. Stonehaven benefits from easy access to the A90 route which runs in a southerly direction from Aberdeen city towards Dundee thus enabling easy commuting from the town itself.

The subjects themselves are located on the East side of Allardice Street between its junctions with Market Lane and Salmon Lane, within the principle retailing area of the town centre. Surrounding properties are in a mix of commercial and residential usage, with commercial occupiers within the vicinity comprising a variety of local and national occupiers. Nearby occupiers include Nickel & Dime, Sofasoy Candle Co., and Pinky Promise.



Retail Premises Within  
Established Town Centre



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## Description

The premises currently comprise a ground floor retail unit forming part of a two-storey and attic building of traditional blockwork construction with a pitched slate roof over. Externally, the unit features a framed glass window and pedestrian doorway.

Internally, the subjects provide an open plan retail space with storage, a DDA compliant W.C and tea prep at the rear. The property is presenting in shell condition and ready for occupation subject to tenant's fit out. Artificial light is provided by LED lighting and heating of the property is by way of electric heaters.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	89.05	958

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

£18,000 per annum exclusive of VAT and payable quarterly in advance.

## Lease Terms

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

## Rateable Value

The subjects will require to be assessed upon occupation.

## Energy Performance Certificate

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

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.

## Get in Touch

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



**Shona Boyd**

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## Shepherd Chartered Surveyors

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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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