



# FOR SALE

## RETAIL PREMISES

LOCATED IN POPULAR  
COSTAL TOWN OF  
STONEHAVEN

RATES RELIEF AVAILABLE TO  
QUALIFYING OCCUPIERS

SIZE – 118.38 SQM (1,274 SQFT)

OFFERS OVER - £135,000



WHAT 3 WORDS

**17-21 EVAN STREET, STONEHAVEN, AB39 2EQ**

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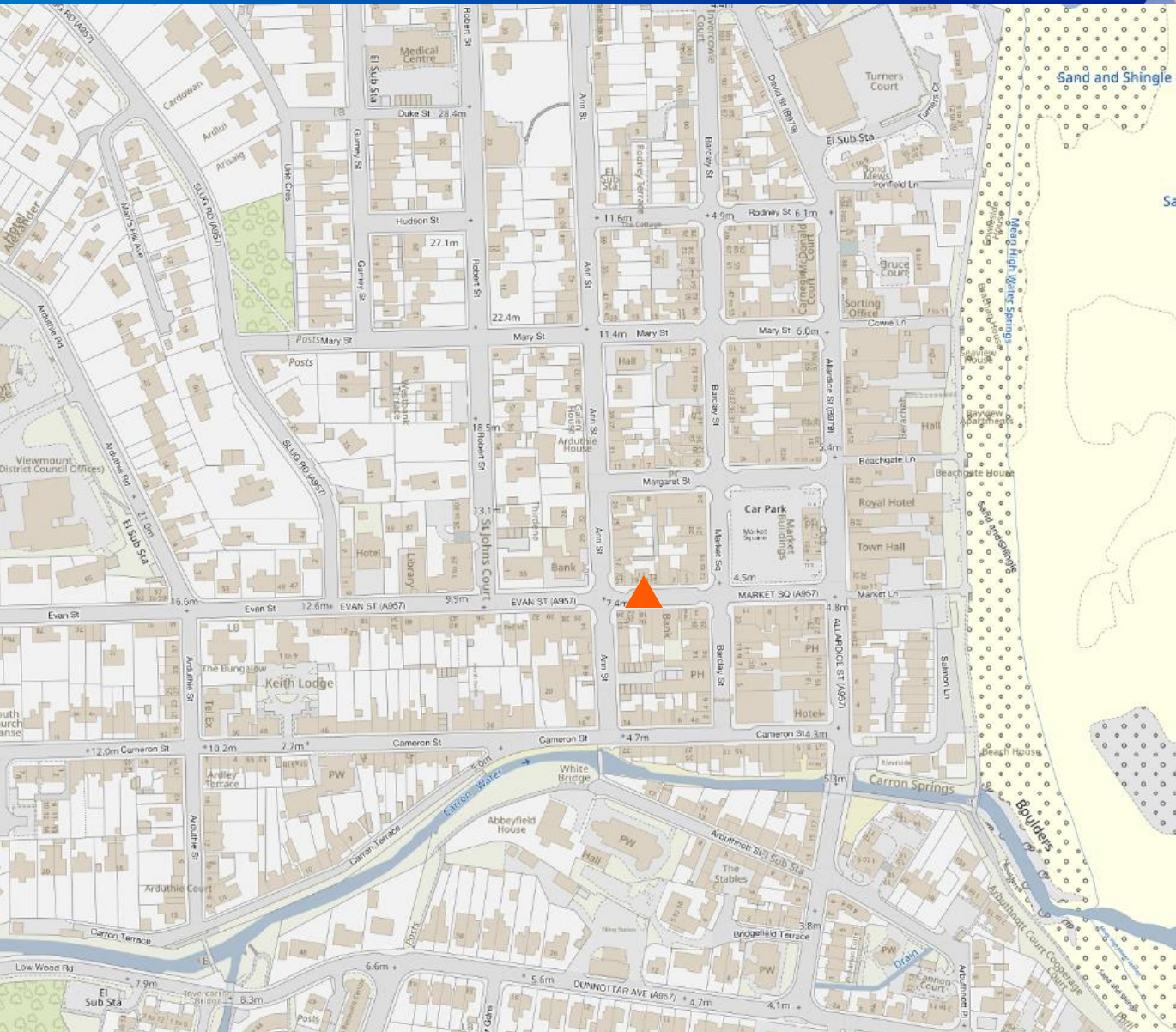






# Location

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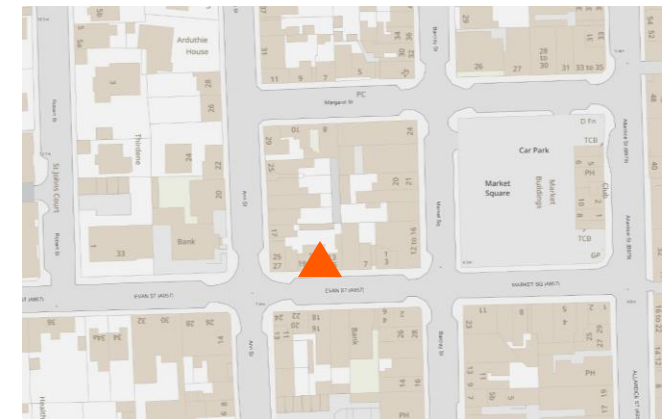


## Location

The subjects are 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.

The success of Stonehaven would appear to be largely attributable to its attractive coastal location and moreover to its 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 north side of Evan Street, between its junctions with Barclay Street and Ann Street, close to the heart of Stonehaven town centre.



## Retail Premises



FIND ON GOOGLE MAPS





# Description

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## Description

The subjects form part of two properties and form the ground, first and attic levels of the west most unit and the ground floor of the east most unit. Both properties are mid-terraced, of stone construction and have been externally rendered, whilst the roofs over are a mixture of pitched and mansard construction, all of which are overlaid in slate incorporating dormer projections to the front and rear. To the rear is a part single storey and part two storey extension.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	67.85	730
<b>First Floor</b>	36.43	392
<b>Attic</b>	14.10	152
<b>Total</b>	<b>118.38</b>	<b>1,274</b>

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

Offers over £135,000

## Rateable Value

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £12,250 per annum.

The subjects would therefore qualify for small business rates relief should a qualifying occupier be identified.

## Energy Performance Certificate

The subjects currently have an EPC rating of "TBC"

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.

## Get in Touch

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



**Shona Boyd**

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

## Shepherd Chartered Surveyors

35 Queen's Road, Aberdeen

t: 01224 202800



## 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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