

TO LET / FOR SALE

Development/Retail Opportunity

Prominent roadside location

Suitable for a variety of uses

Size: 262.72 SQM (2,828 SQFT)

Rental: £20,000 per annum

Price : £225,000

VIRTUAL TOUR 

NORTH DEESIDE ROAD, BANCHORY, AB31 5YR

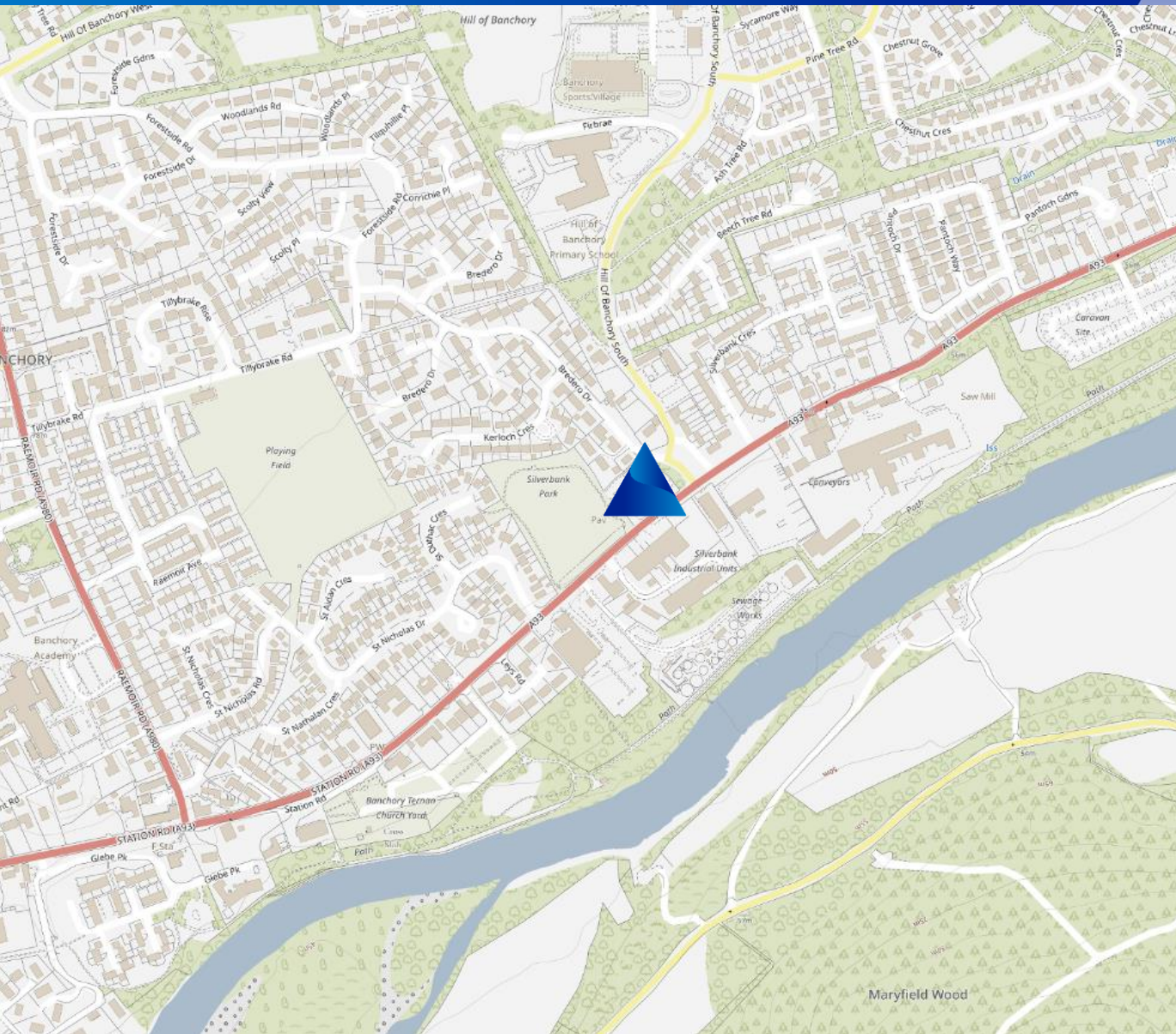
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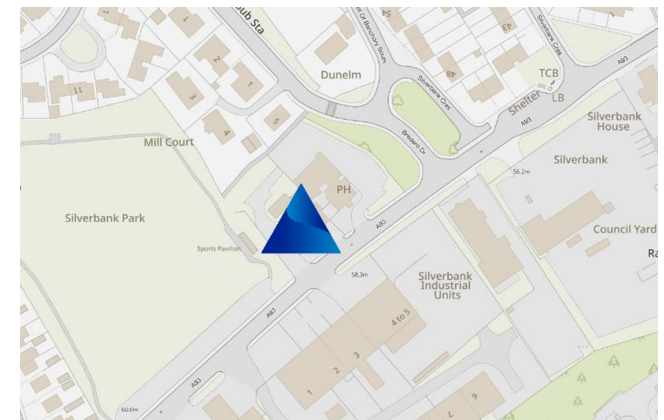
Location

NORTH DEESIDE ROAD, BANCHORY, AB31 5YR



The subjects are located within the popular Deeside town of Banchory, which is located approximately 18 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. The population of Banchory is understood to be around 7,500.

The property is located on the north side of North Deeside Road (A93) which links Banchory to Aberdeen to the east and Ballater to the West. The subjects are situated to the east of the town centre where a number of commercial occupiers can be found including Morrisons Supermarket, Scott Skinner's Restaurant and Bar, Buildbase and Duncan's of Banchory. Residential use is also in close proximity.



Development/Retail opportunity on prominent roadside location



FIND ON GOOGLE MAPS



Floor Plans

NORTH DEESIDE ROAD, BANCHORY, AB31 5YR





Description

NORTH DEESIDE ROAD, BANCHORY, AB31 5YR



The property comprises a series of interconnected single-storey buildings forming retail/storage unit with car parking. The building is of stone construction painted externally with a pitched slate roof over. The main access is provided by a central timber pedestrian doorway to the front elevation with signage fascia above. Access is also provided via doors located within the courtyard area, whilst a timber vehicular door is located to the front of the property. Windows are timber framed and single glazed.

Internally, the property provides three open plan storage/sales areas with a small office located to the front and a kitchen and male and female WC facilities located to the rear. There is a concrete floor throughout and painted walls. The ceiling has been left open to the timber trusses with lighting provided via a mixture of pendant and strip light fittings. Kitchen and WCs are located to the rear of the premises.

The site itself is predominately level and provides parking to the front with a courtyard area providing additional parking or outdoor space.

Accommodation

	m ²	ft ²
Ground Floor	262.72	2,828

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

£20,000 per annum exclusive of VAT at the prevailing rate.

Lease Terms

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

Price

£225,000 exclusive of VAT.

Current Use / Alternative Use

The subjects were previously used for retail purposes and accordingly benefit from Class 1a (Shops and Professional Services) consent under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The prominent location of the premises results in the subjects being suitable for a variety of alternative uses subject to obtaining the appropriate consent.

Rateable Value

The premises are entered into the valuation Roll at a Rateable value of £11,750. Small Business Rates Relief will be available to qualifying occupiers.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of G.

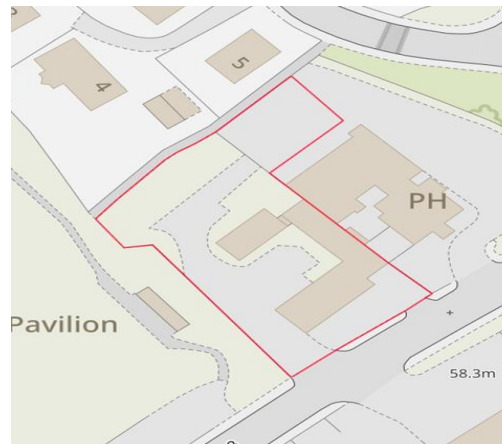
Further information and a recommendation report is available to seriously interested parties on request.

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.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE DECEMBER 2023 (UPDATED OCTOBER 2024).

Get in Touch

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



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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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