

To Let

REDUCED RENT



Retail Unit on the popular Banchory High Street

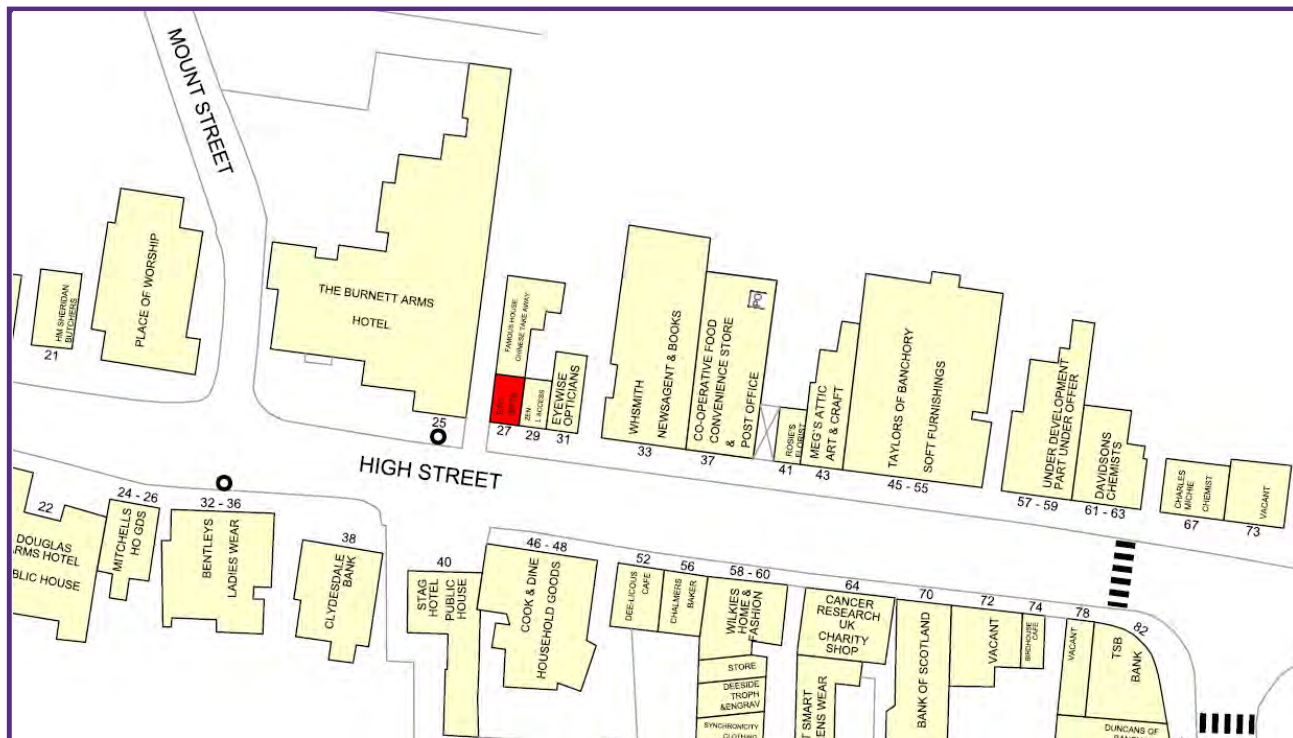
27 High Street
Banchory
AB31 5TD

34.88 sq.m (375 sq.ft.)



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

The affluent town of Banchory is located approximately 20 miles to the West of Aberdeen.

The premises are located in Banchory Town Centre centrally on High Street. Nearby occupiers include WH Smith, The Co-operative, Cancer Research and Wilkies.

Description

The subject forms part of a ground floor of a semi-detached two storey and attic granite building under a pitched and slated roof. The shop has a timber frontage with a recessed doorway.

Internally, the subject comprises sales area with a staff/kitchen area and single WC to the rear.

Floor Area

In accordance with the RICS Code of Measuring Practice (6th Edition) we have calculated the following approximate net internal floor areas for the property:-

Ground Floor	34.88 sq.m	(375 sq.ft.)
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EPC Rating

The property holds an Energy Performance Rating of G.

Lease Terms

The unit is available on Full Repairing and Insuring terms for a period to be agreed, any long term lease incorporating 5 yearly upward only rent reviews.

Rent

£10,750 per annum.

Rateable Value

The Valuation Roll shows a rateable value of £11,000 with effect from 1 April 2017.

Any new occupier has a right of appeal against the Rateable Value shown. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. Further information is available from your FG Burnett contact or from the Aberdeenshire Council website (<https://www.aberdeenshire.gov.uk/business/business-rates/>).

VAT

The rent quoted is exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any transactional property tax incurred and registration dues applicable.

Entry

Upon conclusion of all legalities.

Viewing & Offers

Viewing is strictly by arrangement with the sole Letting Agent. All offers should be submitted in Scottish Legal Form.

Contact

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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