



- **FORMER CAFE**
- **TOWN CENTRE RETAIL UNIT**
- **83.58 M<sup>2</sup> (899 FT<sup>2</sup>)**
- **100% SMALL BUSINESS RATES RELIEF MAY BE AVAILABLE TO QUALIFYING TENANTS**

#### VIEWING & FURTHER INFORMATION:

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#### LOCATION:

The subject is located within the town of Keith which is located approximately 49 miles north west of Aberdeen. The town largely serves as a service settlement and surrounding rural community.

More specifically the subject is located on the east side of Mid Street within the heart of Keith Town Centre, between its junctions with Distillers Lane and Sodgers Lane. Mid Street forms the principle commercial thoroughfare through the town with a variety of local traders and some national occupiers. Surrounding properties include the Commercial Hotel, Steptoos, Ladbrokes and James Annand.

The Ordnance Survey extract overleaf is for identification purposes only.

#### DESCRIPTION:

The subjects comprise of a ground floor retail unit contained within a three storey building of traditional sandstone construction. The property features a pitched and slated roof which further incorporates dormer projections with the upper floors of the subjects utilised for residential occupation. The property benefits from a traditional retail frontage of single glazed design encased in timber with access to the property via a recessed timber pedestrian door which is of a similar design.

The subjects have been split to provide a sales area, kitchen/ tea prep area, store and W.C. facilities. Floors are of a suspended timber design which have been carpeted throughout within the sales and display areas whilst the kitchens are of a tiled design. Walls are a mixture of timber wood panelling and painted lath and plaster. Within the kitchen area walls have been tiled. Ceilings are of a suspended tile design which further incorporate fluorescent strip lighting. Male and female toilets are located towards the rear of the subjects.



#### ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	83.58	899

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

#### RENTAL:

£5,000 per annum. As is standard practice this will be payable quarterly in advance.

#### RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £4,700. An incoming occupier would have the opportunity to appeal this Rateable Value.

We would point out that 100% Rates Relief may be available to qualifying tenants and they should speak to the Local Authority in this regard.

#### VAT:

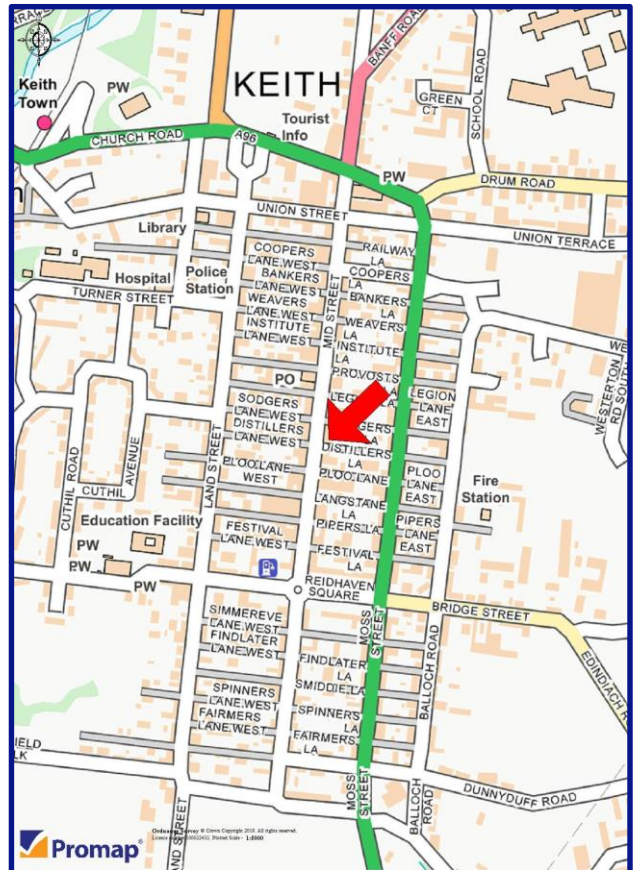
All figures quoted are exclusive of VAT at the prevailing rate.

#### LEGAL COSTS:

Each party will be responsible for their own legal costs incurred with the incoming occupier being responsible for any LBTT and Registration Dues.

#### ENTRY DATE:

Upon Conclusion of Legal Missives.



#### EPC:

The subjects has a current Energy Performance Rating of G.

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

#### VIEWING:

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

**Shepherd Chartered Surveyors**  
35 Queens Road  
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