

## FORMER BANK PREMISES

- > RENTAL - £14,000 P.A.
- > PRICE - £125,000
- > NO VAT PAYABLE
- > SIZE – 175.50 SQM (1,889 SQFT)
- > SUITABLE FOR RETAIL/OFFICE USES

FOR SALE  
1,300 sq. ft.  
0141 204 7666  
CBRE

# TO LET/FOR SALE

**12 MAIN STREET, TURRIFF, ABERDEENSHIRE, AB53 4AD**

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## Town Centre premises arranged over ground and first floors

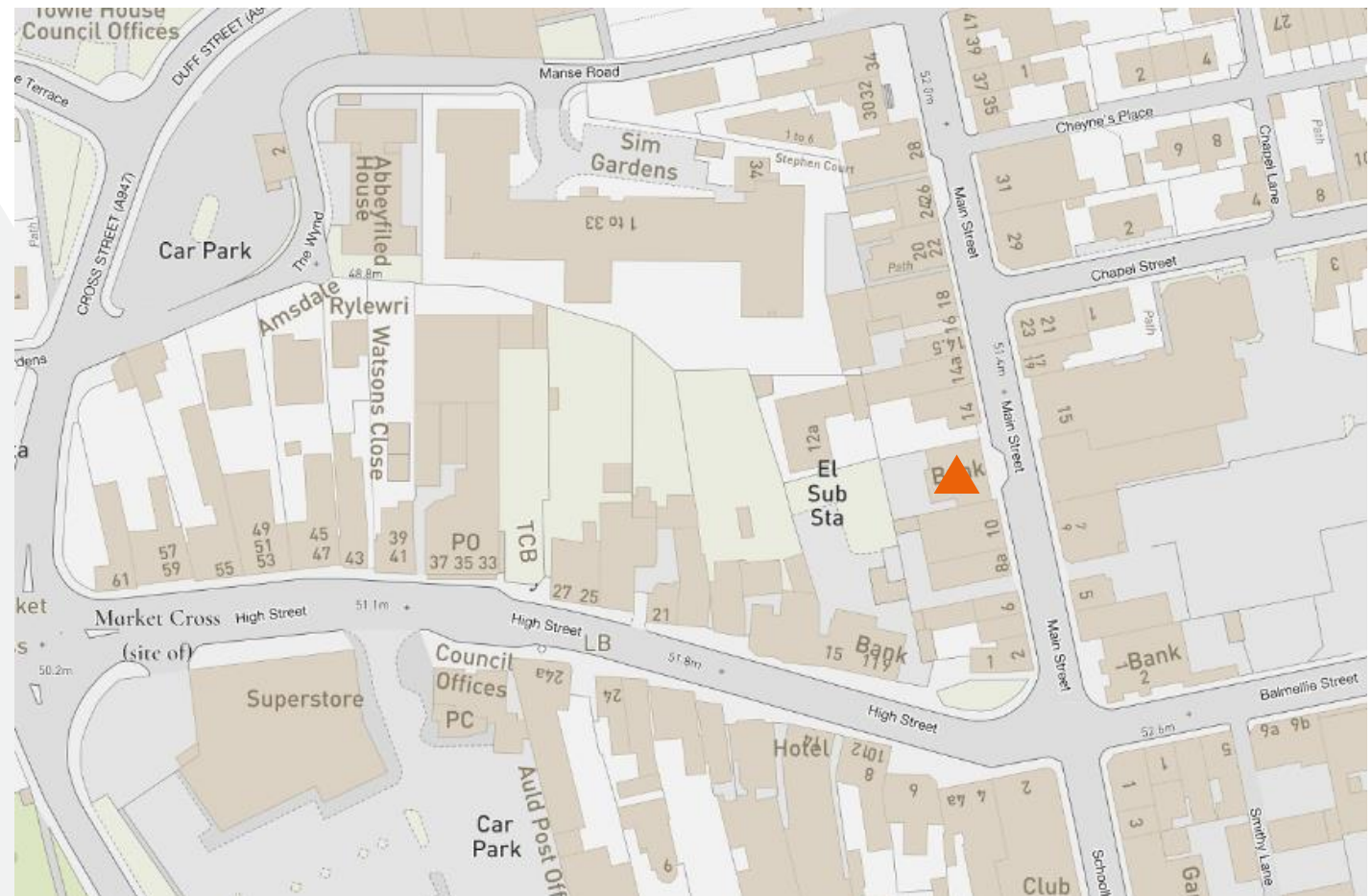
### LOCATION:

The subjects are situated in the town of Turriff which is located approximately thirty five miles north west of Aberdeen on the A947 route which runs between Aberdeen and the towns of Banff and Macduff. The town is well placed for commuting and is one of the areas principle service centres. The population within Turriff is understood to be circa 4,750.

The premises themselves are located with the town centre on the east side of Main Street which forms one of the towns main retail thoroughfares and occupies a prominent position. Turriff is well served by local and national operators to include Nickel N Dime, Sure Ryder Care, Boots and Tesco.

### DESCRIPTION:

The premises comprise of an attractive stone building arranged over ground and first floors. The premises are accessed by an automatic customer entrance door with the ground floor formerly being used as a banking hall. The first floor was utilised as associated office space along with staff w.c. and kitchen facilities..





**ACCOMODATION:**

	m <sup>2</sup>	ft <sup>2</sup>
Ground	116.02	1,249
First Floor	59.48	640
<b>TOTAL</b>	<b>175.50</b>	<b>1,889</b>

The above floor areas have been calculated on a net internal area basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

**RENTAL:**

£14,000 p.a. exclusive of VAT and payable quarterly in advance

**LEASE TERMS:**

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

**PRICE:**

Offers in excess of £125,000 are invited.

**VAT:**

No VAT is payable in addition to the figures quoted.

**RATEABLE VALUE:**

The subjects are currently entered into the Valuation Roll at a Rateable Value of £18,000.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

In addition, rates relief may be available from either Small Business or Fresh Start Rates Relief with further information available upon request.

**ENERGY PERFORMING CERTIFICATE:**

The subjects have a current energy performance rating of 'G'. Further information and a recommendation report is available to seriously interested parties on request

**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.

**VIRTUAL WALKTHROUGH:**

A virtual Walkthrough is available at

<https://my.matterport.com/show/?m=RJXWg5yzvPm>



**For further information or viewing arrangements please contact the joint agents:**

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN 01224 202800  
**Culverwell** 4<sup>th</sup> Floor, 142 West Nile Street, Glasgow, G1 1RQ

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