

TO LET

RETAIL UNIT

**ROADSIDE, ST CYRUS
DD10 0BA**



- MAIN ROAD FRONTAGE
- RETAIL AREA: 120.48 M²
(1,297 FT²)
- STORE: 22.82 M²
(246 FT²)

LOCATION:

The subjects are located within the expanding village of St Cyrus situated mid way between Aberdeen and Dundee. The town itself is accessed via the A92 which also acts as the main thoroughfare through the town. The subjects occupy a prominent location on the south side of the A92.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise of the ground floor of a detached two storey building of stone construction which has been rendered externally with a tiled roof. The premises benefit from extensive glazing to the front elevation with a recess entrance doorway.

Internally, the accommodation comprises of a retail sales area along with W.C, tea prep and store facilities to the rear. The subjects have a concrete floor, plaster and painted walls and ceiling with lighting by means of pendant fitments. Heating is provided by a gas radiator system. In addition, there is also a side store area which has a concrete floor and unlined walls.

Previous uses have included a gym, coffee shop and supermarket.

VIEWING & FURTHER INFORMATION

By arrangement with letting agents:

J & E Shepherd
Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

Tel : (01224) 202800

Fax : (01224) 202802

www.shepherd.co.uk



CAR PARKING:

Extensive car parking is available to the front of the subjects

ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	m ²	ft ²
Ground Floor	120.48	1,297
Store	22.82	246
Total	143.30	1,543

The above floor 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:

£8,500 per annum exclusive of VAT

LEASE TERMS:

The subjects are available on the basis of a new full repairing and insuring lease of negotiable duration.

RATING:

The subjects are currently entered in the Valuation Roll at a Rateable Value of £4,500. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

The subjects will also qualify for rates relief under the small business rates relief scheme.

ENERGY PERFORMANCE CERTIFICATE:

An EPC is available upon request.

VAT:

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

LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration dues and the cost of obtaining landlord's consent.

ENTRY DATE:

Upon conclusion of legal missives.

VIEWING & OFFERS:

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



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Email: a.honeyman@shepherd.co.uk or
mark.mcqueen@shepherd.co.uk

Contact: Adam Honeyman or Mark McQueen

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