

TO LET/MAY SELL PREMISES WITH CLASS 3 CONSENT

DUFF STREET, TURRIFF AB53 4AX



- **NIA: 29.29 M² (315 FT²)**
- **RENTAL: £5,500 PER ANNUM**
- **PRESENTED IN SHELL CONDITION**

VIEWING & FURTHER INFORMATION

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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 subjects themselves are located on the north side of Duff Street, in close proximity to its junction with Main Street which forms the main retailing part of the town centre. The property benefits from reasonable levels of passing footfall and vehicular traffic and is further benefited with on street parking.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise of a single storey unit which has been recently renovated to provide a takeaway/fast food unit presented in shell condition. The roof is of flat felt design with walls constructed of traditional stone work. Access to the property is via a single timber pedestrian door located directly from Duff Street. Further access can be found via a secondary pedestrian timber door located towards the rear of the unit.

Internally, the property is presented in shell condition ready for incoming tenants fit out. Floors are of concrete design with walls throughout the property being plastered and painted as have the ceilings.

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ACCOMMODATION:

The property provides the following accommodation and floor areas.

ACCOMMODATION	m ²	ft ²
Ground Floor	29.29	315

The above areas have been calculated from on-site measurements on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

LEASE TERMS:

Our clients are seeking to lease the premises for a negotiable period on Full Repairing and Insuring Terms. Any medium to long term lease durations will be subject to periodic upward only rent review provisions.

RENTAL:

A rental of £5,500pa exclusive of VAT is sought. As is standard practice this will be payable quarterly in advance.

PRICE:

Offers are invited for a client's heritable interest in the property.

RATING:

The subjects are currently entered into the Valuation Roll at £2,700. We would point out that any incoming occupier would be able to appeal this figure.

VAT:

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

ENERGY PERFORMANCE CERTIFICATE:

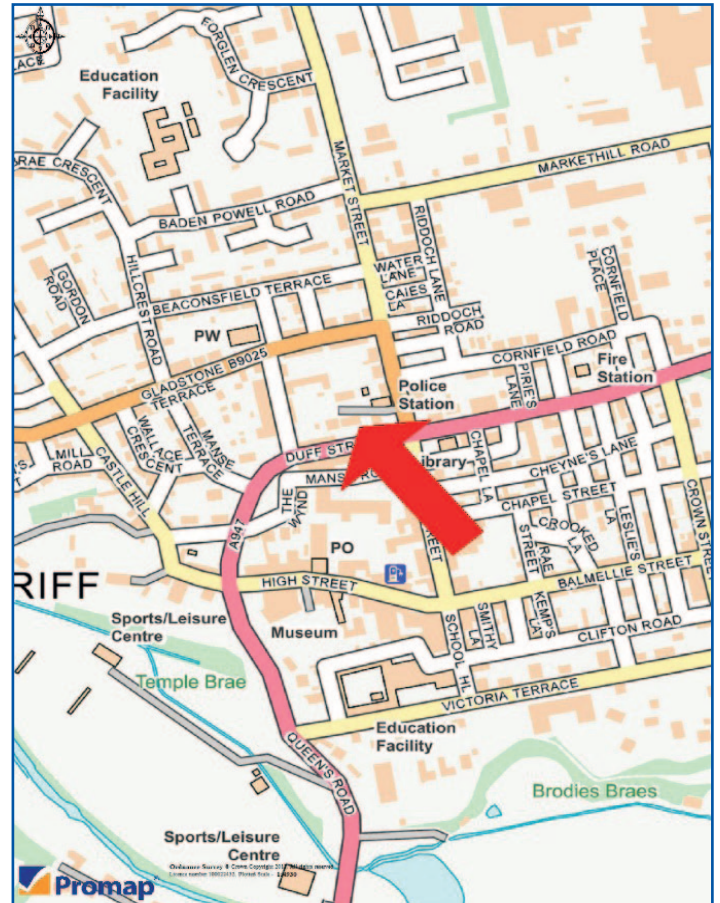
Further information and a recommendation report is available to seriously interested parties upon request.

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:-

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

Tel: 01224 202800 Fax: 01224 202802

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