



**FOR SALE**

**RETAIL / RESIDENTIAL  
INVESTMENT  
OPPORTUNITY**

Located in Ellon town centre

Passing Rent of £15,756 per annum trading as Marmaris Kebab and Pizza House with 3 yearly rent reviews. Lease expiry 2041.

Associated first floor flat producing £425 pcm

**Offers over £220,000**



WHAT 3 WORDS

**55 & 55A BRIDGE STREET, ELLON, AB41 9AA**

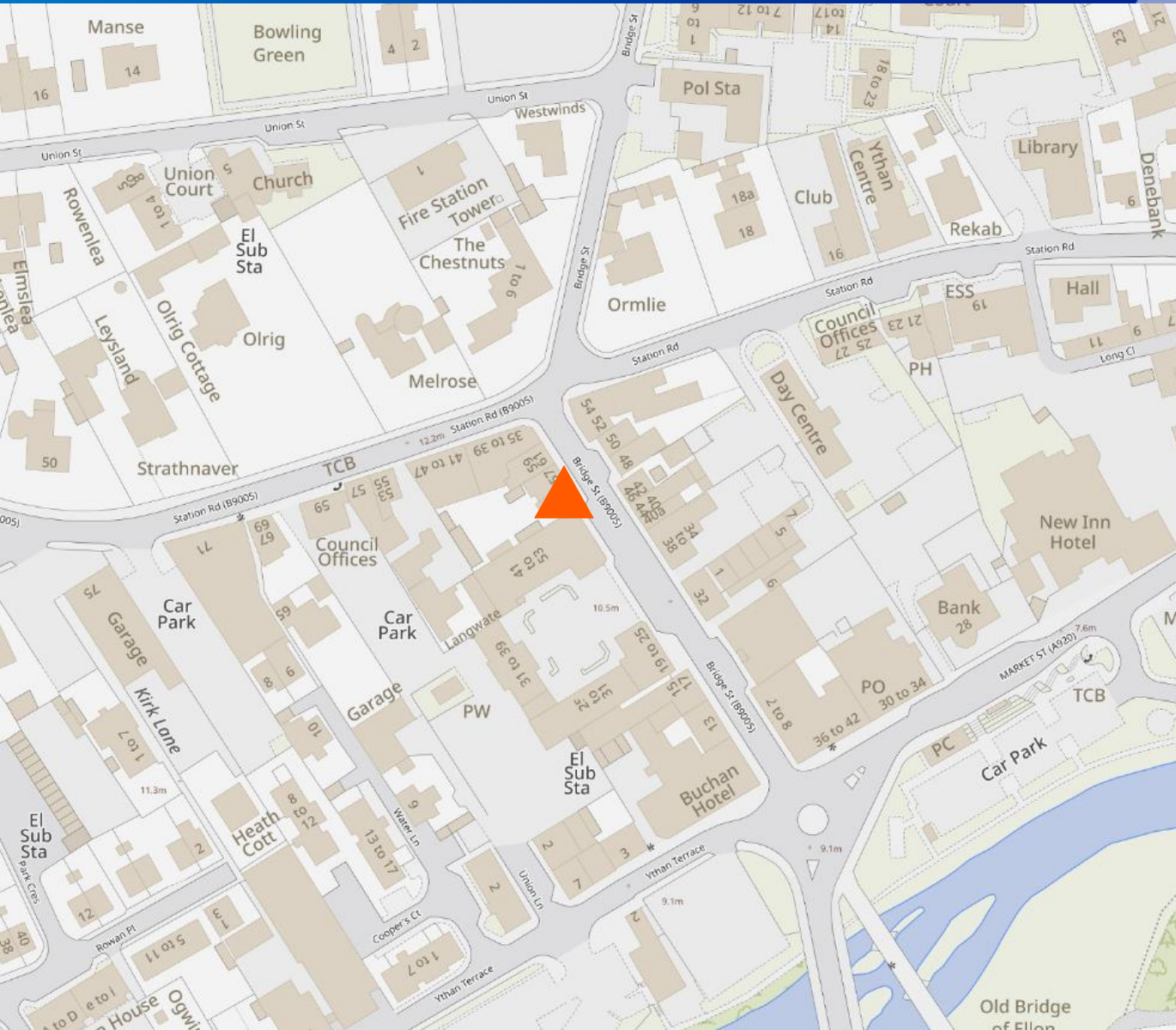
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# Location

55 & 55A BRIDGE STREET, ELLON, AB41 9AA



The subjects are located within the town of Ellon, which stands around 16 miles north of Aberdeen. The town serves as a main service and employment centre for the south of the Formartine region and is a well-established commuter town for Aberdeen. The population of Ellon is around 9,850 and continues to develop at a fairly rapid pace with the ongoing construction of a number of substantial residential developments to the north of the town.

The subjects themselves are located on the west side of Bridge Street, close to its junction with Station Road and therefore benefits from a central location with quick access to the road network and local amenities contains within the town. Commercial occupiers within the immediate vicinity include Aberdeen Considine, Duncan & Todd, Inter sport and Ythan Bakery.

**Takeaway investment with long lease term remaining and fixed rent review uplifts**



FIND ON GOOGLE MAPS



# Description

55 & 55A BRIDGE STREET, ELLON, AB41 9AA



The subjects comprise a hot food takeaway use at ground floor level and a self-contained flat above. The building is of mainly stone construction which has been harled with a pitched roof over. There is a single storey extension to the rear. The property has a glazed timber framed frontage with traditional signage fascia above.

**55 Bridge Street:** At ground floor level the hot food takeaway comprises a main sales / service area, a prep area and a refrigerated cold store to the rear. There are stores located externally which also feature staff WC facilities.

**55A Bridge Street:** The property comprises a first-floor flat extending approximately 41 square meters (Gross Internal Area). Access to the flat is by means of internal stair to the rear of the block.

## Accommodation

The following floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Accommodation	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	48.44	521
External stores	17.47	188
Frist Floor Flat	41	441
<b>TOTAL</b>	<b>106.91</b>	<b>1,150</b>



## Tenancy Details

- **No. 55:** The subjects are currently let to Ali Baba's Ellon Limited on a Full Repairing and Insuring Lease expiring on the 8<sup>th</sup> August 2041, at a passing rent of £15,756. There are 3 yearly rent reviews to open market rent value.
- **No. 55A:** We have been advised the current passing rent is £425 pcm.

Full lease documentation can be provided to seriously interest parties upon request.

## Price

Offers over £220,000 are invited for our clients interest..

## Rateable Value

- **No. 55:** The subjects are currently entered into the Valuation Roll at a Rateable Value of £7,800
- **No. 55A:** Council Tax Band 'A'.

## Energy Performance Certificate

- **No. 55:** G
- **No. 55A:** F

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

## 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 in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## Get in Touch

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



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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