

**REDUCED
PRICE**

TO LET/FOR SALE

RETAIL UNIT

9 Cameron Street, Stonehaven, AB39 2BL

Retail unit located within the seaside town of Stonehaven

Well presented unit suitable for a variety of uses

NIA: 94.38 sq m (1,016 sq ft)

Rent: £10,000 pa exclusive of VAT

Price: £110,000, exclusive of VAT

LOCATION

The property is situated within the seaside town of Stonehaven, lying approximately 16 miles south of Aberdeen City Centre.

More specifically, the property sits on the south side of Cameron Street, close to its junction with Allardice Street and Barclay Street.

The exact location of the property is shown on the undernoted plan:



DESCRIPTION

The property comprises a traditional ground floor retail unit, contained within a mid-terrace two storey building.

The unit has been recently refurbished internally and now consists of an open-plan layout, with painted plasterboard walls and ceiling and concrete floor left bare to allow for tenant fit-out. Natural daylighting is provided by way of timber casement, double glazed display windows to the front.

FLOOR AREA

The property provides the following accommodation and floor areas, measured on a net internal basis in accordance with the RICS Code of Measuring Practice (6th edition).

Ground Floor

Front sales area, private office,
kitchen/tea prep, WC 94.38 sq m (1,016 sq ft)

SERVICES

The property is served with a mains supply of electricity, gas and water with drainage to the main public sewer.

RATING ASSESSMENT

We understand from the Scottish Assessors that the subjects have a rateable value, as at 1st April 2017, of £11,500.

The Uniform Business Rate in Scotland for the year 2019/2020 is 49.0p. Water and waste water rates are also payable.

The subjects may be eligible for rates relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E.

Full documentation is available upon request.

RENT

£10,000 per annum, exclusive of VAT.

PRICE

Offers in the region of £110,000 are invited.

ENTRY

On conclusion of all missives.

VAT

All prices and rents quoted in this schedule are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs. The incoming tenant/occupier will be responsible for the payment of any LBTT and registration dues.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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