

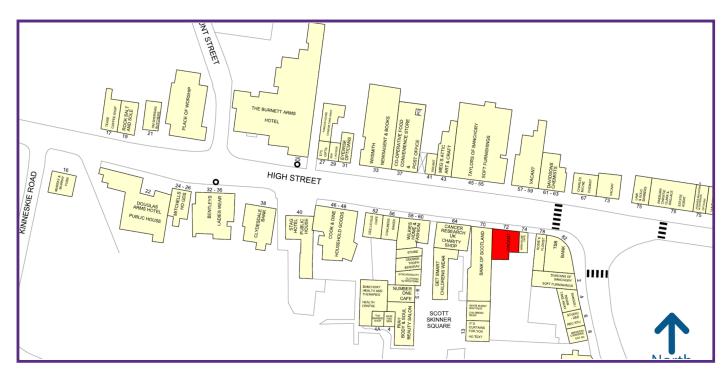
# Highly Prominent Retail Unit Located on Banchory High Street

72 High Street Banchory AB31 5SS

306.1 sq.m (3,295 sq.ft)



Call 01224 572661 www.fgburnett.co.uk



# Location

The affluent market town of Banchory is located approximately 20 miles to the West of Aberdeen.

The property occupies a prime location on the High Street which is the main trunk road from Aberdeen to Royal Deeside.

Nearby occupiers include The Co-operative convenience store, WH Smith, Wilkies, Cancer Research UK and Taylors of Banchory as well as numerous other local retailers and occupiers.

# Description

The property comprises a ground floor retail unit which forms part of a storey and a half building of granite construction under a pitched and slated roof.

Internally the shop provides good front sales area and generous back storage/stock area. In addition, there is an office, staff kitchen, ladies and gents single WC's and a further showroom. To the rear of the property there is a fire escape.

# Floor Area

The following approximate net internal area has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Ground Floor 306.1 sq.m (3,295 sq.ft)

# **EPC** Rating

The property holds an EPC rating of E66.

A copy of the Energy Performance Certificate and Findings Report is available from the letting agents.

# Lease Terms

The subjects are held on the basis of Full Repairing and Insuring terms until 29 April 2021.

Our client is seeking to assign or sub-let their leasehold interest.

#### Rent

The passing rent is £40,000 per annum.

# **Rateable Value**

The property has a Rateable Value of £37,000 effective from 1 April 2017.

# VAT

The rent quoted is exclusive of VAT which may be applicable.

#### Legal Costs

The incoming tenant will bear all legal costs incurred in the transaction. The incoming tenant will be responsible for any LBTT and Registration Dues applicable.

# Entry

On conclusion of legal missives.

# Viewing & Offers

Strictly by arrangement with the sole letting agents to whom all offers should be submitted in Scottish Legal Form.

# Contact

# **David Henderson**

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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