

11 HIGH STREET, INSCH, AB52 6JE





Prominent High Street Unit With Takeaway Potential

LOCATION

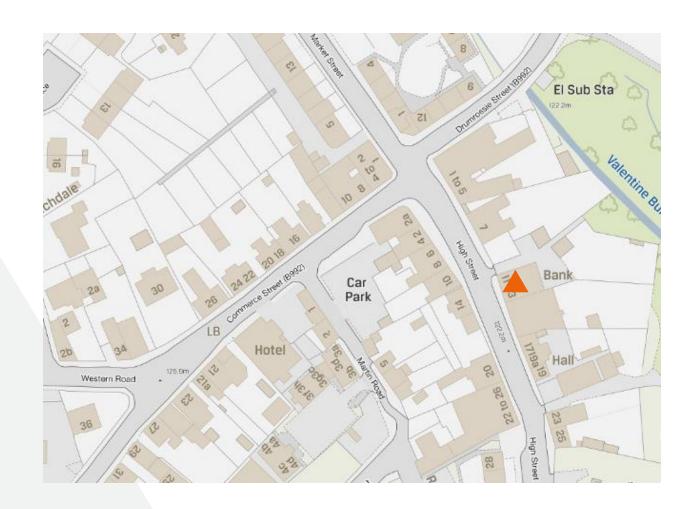
The subject premises are located in the village of Insch which is located approximately 26 miles west of Aberdeen City and 10 miles West of Inverurie.

The property is located on the High Street with nearby occupiers such as Costcutter, NS Wilson Pharmacy and other local operators.

DESCRIPTION

The premises comprise the ground floor of a two storey Georgian townhouse. The premises benefit from access at the rear.

Internally, the premises comprise a former banking hall, a number of small offices, staff welfare and WC facilities.



ACCOMMODATION

	SqM	SqFt
Ground Floor	92.80	999

The above floor areas have been calculated on a net internal floor area basis in accordance with the code of measuring practice (sixth edition) as prepared by the RICS.

PLANNING

The property benefits from Class 1 & Class 2 consent, however, subject to planning, could lend itself to Class 3 / hot food takeaway.

RENTAL

Offers in excess of £9,000 per annum is sought.

LEASE TERMS

The premises are available on a new full repairing and insuring lease.

PRICE

Offers in excess of £110,000 are invited.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £6,600.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

In addition, rate relief may be available from either Small Business or Fresh Start Rates Relief with further information available upon request.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current energy performance rating of 'E'. Further information and a recommendation report is available to seriously interested parties on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues, etc.

VAT

No VAT will be chargeable in addition to the figures quoted.

VIDEO TOUR

Click here for a video tour of the property



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800 **Culverwell** 4th Floor, 142 West Nile Street, Glasgow, G1 2RQ, 0141 248 6611



