

FOR SALE

FULLY FITTED RESTAURANT PREMISES



2 THE SQUARE, HUNTLY, ABERDEENSHIRE, AB54 8AE

- SIZE: 171.5 SQM (1,846 SQFT)
- OVER GROUND AND LOWER GROUND FLOOR
- PRICE: UPON APPLICATION
- POTENTIAL FOR 100% RATES RELIEF
- PROMINENT CORNER LOCATION

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LOCATION:

The subjects are located within the Aberdeenshire town of Huntly, which lies approximately 40 miles north of Aberdeen on the A96. The town has a residing population of around 5,300 and is a popular commuter town. The property itself is located in a prominent corner position at the junction of The Square and Gordon Street.

DESCRIPTION:

The subjects are arranged over ground floor and lower ground floor of a two storey attic and basement grade B listed property of traditional granite construction under a pitched and slated roof. To the rear of the property there are a series of extensions that have been added of granite and blockwork construction rendered externally under both pitched and flat roof. There is a customer car park to the rear of the property providing space for approximately 15 cars.

Internally the property is fitted out to a high standard and operates as a café / restaurant. The ground floor comprises of a vestibule, fitted restaurant with bar, customer toilets including a disabled toilet with baby change, kitchen, stores and office. The lower ground floor provides further storage, staff toilets and a staff room. Heating to the property is provided by gas central heating.

ACCOMMODATION:

The subjects provide the following accommodation:

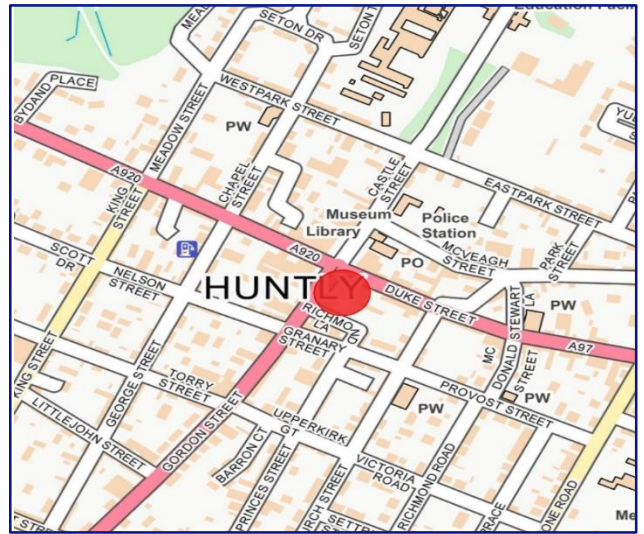
Accommodation	M ²	FT ²
Ground Floor	135.9	1,463
Lower Ground Floor	35.6	383
Total	181.5	1,846

The foregoing areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

PRICE:

Upon Application.

The sale will include all fixture and fittings and a full inventory will be provided to interested parties upon request.



VAT:

The subjects are elected for VAT at the prevailing rate.

RATING:

The subjects are currently entered in the valuation roll at a Rateable Value of £14,500.

Small business bonus rates relief of up to 100% may be available to qualifying tenants and parties should contact the local authority as to their eligibility.

THE BUSINESS:

The subject are trading as a café and restaurant known as 'The Bank'. The current opening times are 10:30 to 16:30, Wednesday to Sunday and 17:30 to late on Friday, Saturday and Sunday. The subject have a premises license which operates between 11:00 to 23:00 Monday to Thursday and 00:00 on Friday and Saturday. More information can be found on the subjects website.

<http://www.thebankhuntly.co.uk>

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of 'G'.

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

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.

VIEWING:

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

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