

# TO LET

## RETAIL/OFFICE PREMISES

70 HIGH STREET, BANCHORY, AB31 5SS



### LOCATION:

The subjects are within the popular Deeside town of Banchory, which is located some 17 miles west of Aberdeen. The town serves as one of the main service and employment centres in the area and offers a variety of services and facilities including a vibrant town centre, a secondary school, two primary schools, swimming pool, leisure centre, health centre, community facilities along with a number of commercial occupiers. The population of Banchory is understood to be around 7,500.

The subjects themselves are situated on the south side of High Street, which is considered the main retailing thoroughfare through the town of Banchory. As a consequence, High Street benefits from a high level of footfall and passing trade. The surrounding area is mainly commercial in nature with neighbouring occupiers including Royal Bank of Scotland, The Bank of Scotland, Taylors of Banchory and Bentleys.

The Ordnance Survey extract is for identification purposes only.

### DESCRIPTION:

The subjects comprise a first floor retail unit contained within a 1½ storey semidetached building, which has been extended to the rear. The main building is constructed from solid granite stonework externally pointed under a timber framed and pitched roof, incorporating traditional slate dormer projections. A series of extensions have been added to the rear of the property, which again are over 1½ storey height and of a similar construction.

Entry to the unit is by way of a metal staircase, which is attached to the west gable. Thereafter, a timber and glazed entrance door provides access to the retail unit.

Upon entrance the main retail area can be found. The flooring throughout this area is of suspended timber overlaid in carpet while the walls and ceilings are lined in both traditional lath and plaster and plasterboard. Natural light is provided through timber sash and casement single glazed units or timber framed double glazed Velux roof lights. Artificial light is by way of fluorescent light fittings. A small kitchenette area can be found towards the rear of the main sales area.

A small office and toilet facility can be found to the south most section of the unit. The flooring throughout these areas is of solid concrete either laid in carpet or vinyl, while the walls are lined mainly in plasterboard.

- FLOOR AREA: 115.3M<sup>2</sup>  
(1237 FT<sup>2</sup>)
- CENTRAL LOCATION
- RENT £12,500 PA

### VIEWING & FURTHER INFORMATION

By arrangement with letting agents:

**J & E Shepherd**  
Chartered Surveyors  
35 Queens Road  
Aberdeen  
AB15 4ZN

Tel : (01224) 202800

Fax : (01224) 202802

[www.shepherd.co.uk](http://www.shepherd.co.uk)



#### VAT:

All figures quoted are exclusive of VAT at the prevailing rate.

#### 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 upon request.

#### LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration dues and the cost of obtaining landlord's consent.

#### VIEWING & OFFERS:

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

#### ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
First Floor	115.3	1,242

The above areas have been calculated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

#### RENTAL:

£12,500 per annum exclusive of VAT and payable quarterly in advance.

#### LEASE TERMS:

The subjects are available on the basis of a new full repairing and insuring lease by way of service charge for a negotiable duration.

#### RATES:

The subjects are currently entered as an office in the Valuation Roll at a Rateable Value of £7,500. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.



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