

To Let



Town Centre Retail Unit

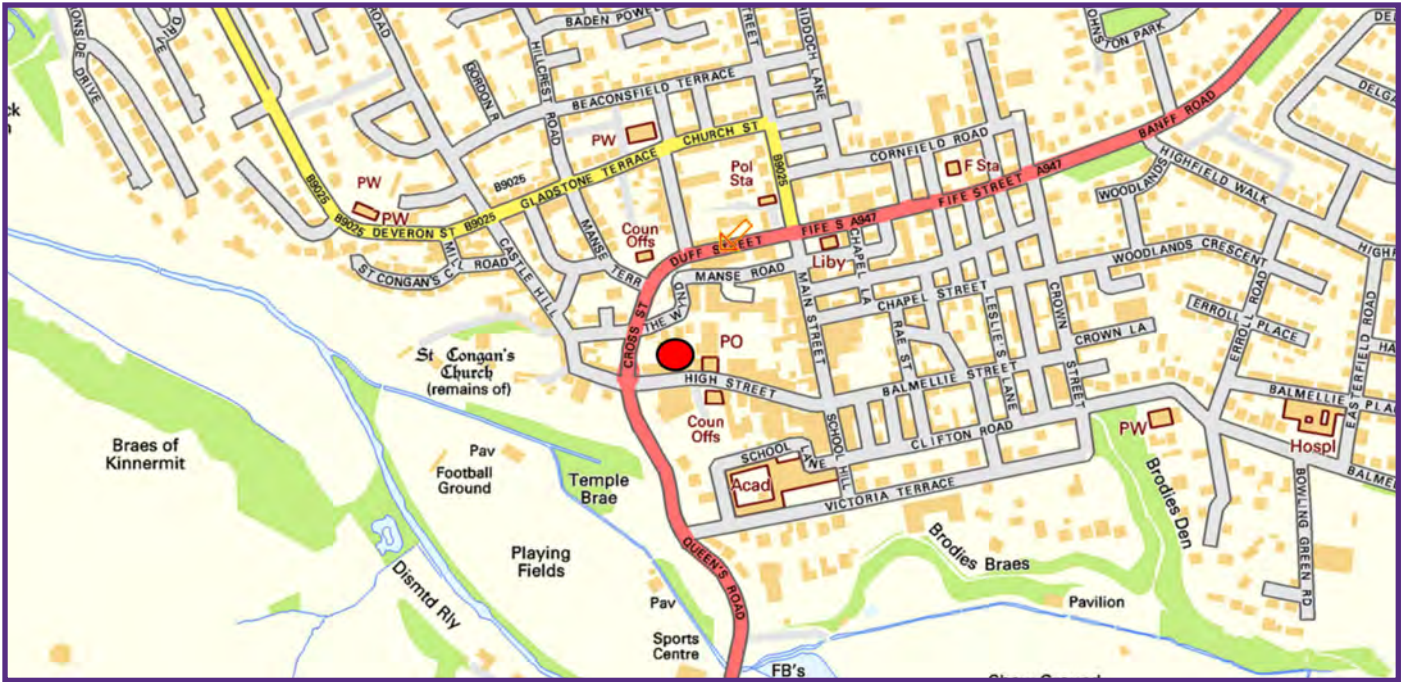
45 High Street
Turriff
AB53 4EJ

123.9 sq.m (1,334 sq.ft)



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

Turriff is located approximately 35 miles north west of Aberdeen.

The property is well located on the north side of the High Street immediately opposite Tesco Supermarket as well as the main local authority operated public car park. Other nearby occupiers include Costcutter, Murdoch Allan Craft Bakery, Santander, Bank of Scotland, The Royal Bank of Scotland and Turriff Jewellers.

Turriff Academy is also located close by.

Description

The subjects comprise a retail premises forming part of the ground floor of a three storey building of stone construction.

Internally, the subjects comprise a front sales area with further staff and storage areas to the rear.

Floor Area

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

Ground Floor	123.9 sq.m	(1,334 sq.ft)
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EPC Rating - G

A copy of the EPC and Recommendation Report is available from the letting agents.

Lease Terms

The subjects are held on Full Repairing and Insuring terms until 29 November 2021.

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

Rent

The passing rent is £16,000 per annum.

Rateable Value

The Valuation Roll shows a rateable value of £12,750 effective from 1 April 2017 (subject to appeal).

If this is your only property, under the Small Business Bonus Scheme, an occupier may be eligible for 100% relief. Should you occupy more than one property, the cumulative Rateable Values of your property fall on or below £35,000 RV, then there is a possibility that you could benefit from 25% relief on each property, providing that individually they are below £18,000.

VAT

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

Legal Costs

Each party will bear their own legal costs associated with the documentation of any lease. The ingoing tenant will be responsible for LBTT, registration dues and the cost of obtaining Head Landlord's consent as applicable.

Entry

By arrangement and upon conclusion of all legal formalities.

Viewing & Offers

Viewing is strictly by arrangement with the sole Letting Agents.

Contact

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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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