

## COMMERCIAL DEVELOPMENT SITES/UNITS

- > SUITABLE FOR VARIETY OF USES TO INCLUDE SUBJECT TO PLANNING:
- > RETAIL
- > FOOD AND DRINK
- > NURSERY

SITUATED IN A MIXED USE AREA AND  
ADJACENT TO CO-OP

UNITS FROM 111.5 SQM (1,200 SQFT)

TO LET/FOR SALE

**COMMERCIAL SITES, HILL OF BANCHORY, AB31 5BQ**

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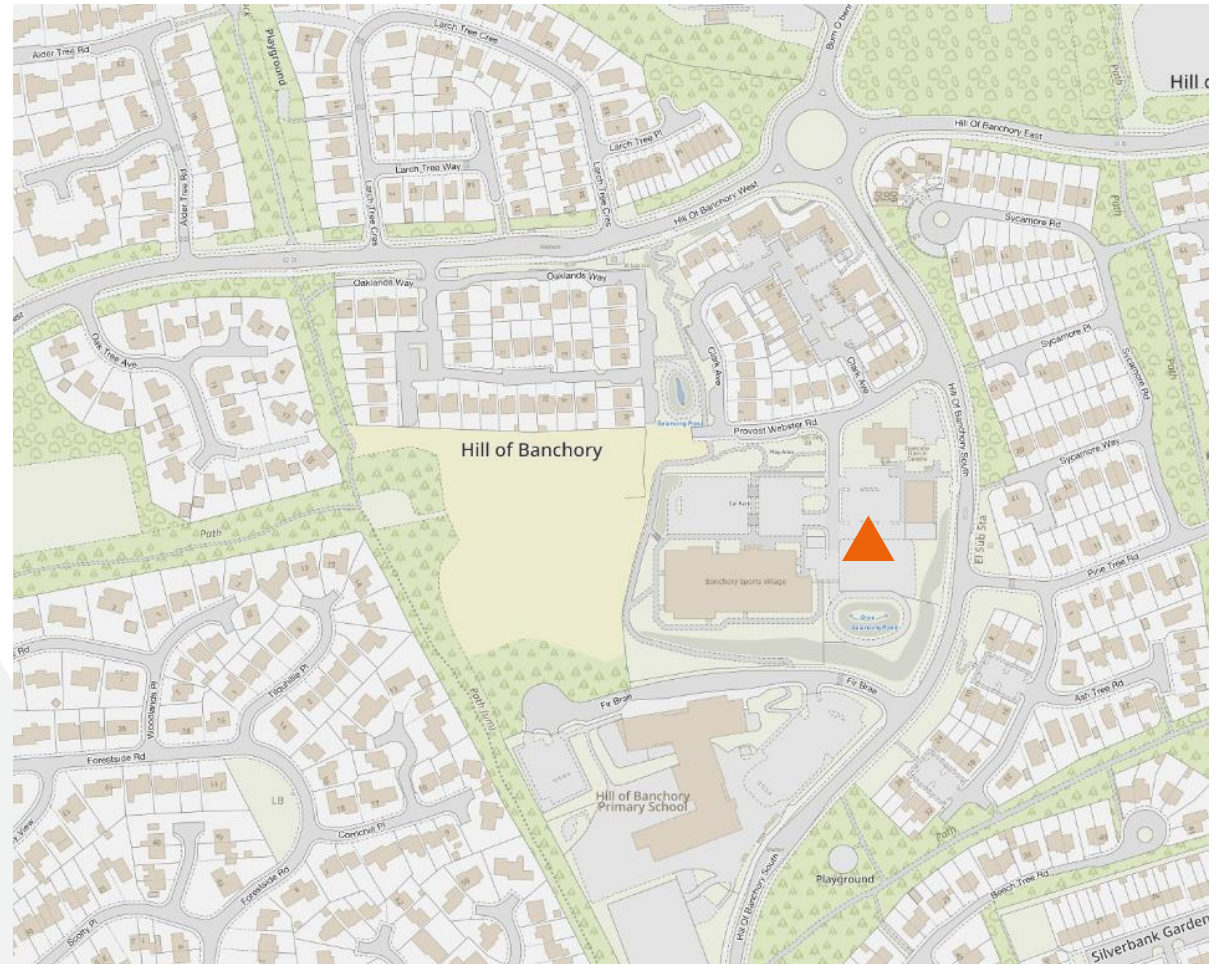
## Development Sites Suitable For A Variety of Uses, Subject to Planning

### LOCATION

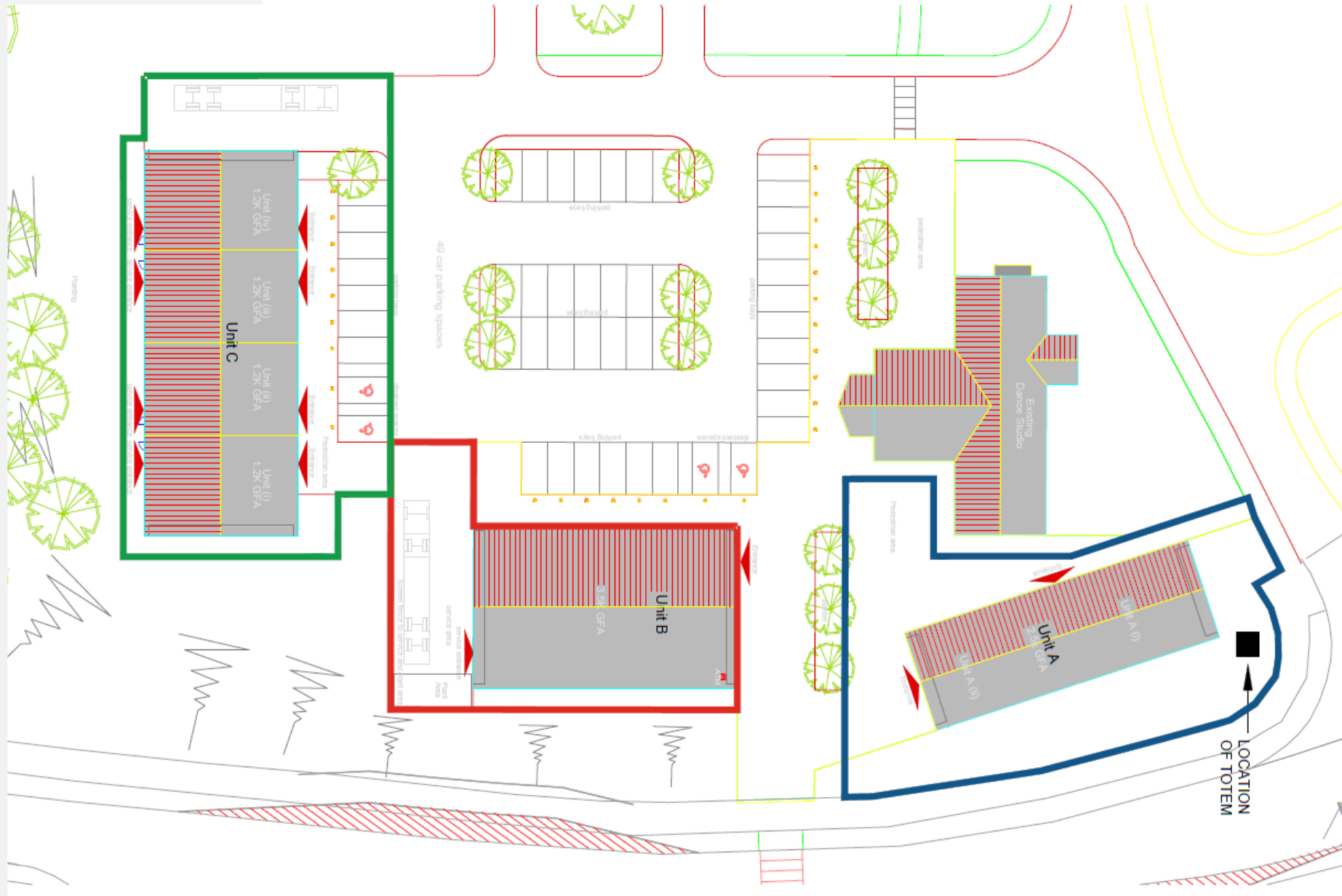
The subjects are located within the popular Deeside town of Banchory approximately 17 miles west of Aberdeen. The town serves as one of the main service and employment centres in the area with a population of approximately 8,000 persons.

The subjects themselves are located within The Hill of Banchory Development, which has seen a significant amount of both commercial and residential developments recently. The area is easily accessible from all directions and is near to the A93, which is the main route from Aberdeen to Ballater. The subjects are further located in close proximity to the Banchory Sports Village & Swimming pool, the Hill of Banchory Primary School and Banchory Business Centres 1 and 2 along with residential developments.

The subjects are located immediately adjacent to the Co-op Hill of Banchory development further enhancing the area.



SITE PLAN



**DESCRIPTION**

The opportunity comprises of two sites ready for immediate development and suitable for a variety of uses to include:

- > Retail
- > Food and Drink
- > Nursery
- > Leisure

Further detail on the units are available upon request.

Unit A provides a broadly level site fronting onto Hill of Banchory South and Provost Webster Road between the Co-Op and Deeside Dance Centre.

Unit C is a regular shaped, sloping site between adjacent to the Co-op/ Co-op car park.

<b>SITE AREA</b>	<b>Hectares</b>	<b>Acres</b>
Site/Unit A	0.07	0.18
Site/Unit C	0.12	0.30
<b>TOTAL</b>	<b>0.19</b>	<b>0.48</b>

The above areas are calculated using online mapping software and would require to be verified.

**ACCOMMODATION**

The proposed units comprise of the following:

<b>ACCOMMODATION</b>	<b>SQM</b>	<b>SQFT</b>
Unit A	232.25	2,500
Unit C1	111.5	1,200
Unit C2	111.5	1,200
Unit C 3	111.5	1,200
Unit C 4	111.5	1,200
<b>TOTAL</b>	<b>678.25</b>	<b>7,000</b>

**PLANNING**

The subjects are included in Planning Application APP/2018/0257 for the Erection of 3 Retail/Commercial Units (Class 1, 2 and 3) Including Car Parking

Further information on the planning applications can be found at

<https://upa.aberdeenshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P3QD5QCA04U00>

**PRICE**

Upon Application

**LEASE TERMS AND RENTAL**

Upon Application

**RATEABLE VALUE**

An estimate of a rateable value and potential rates payable to include details on potential rates savings are available upon request.

**EPC**

The subjects will require to be assessed upon completion.

**SERVICE CHARGE**

There shall be a service charge for the upkeep and maintenance of the common areas of the estate with further detail available upon 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.

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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
Mark McQueen mark.mcqueen@shepherd.co.uk

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