

TO LET
RETAIL UNIT IN BALLATER



2 Braemar Road, Ballater, AB35 5RL

- Area: 688 sq. ft
- Prominently located in Ballater

LOCATION

The property is situated on the north side of Braemar Road, close to Station Square and occupies a prominent and central position within the popular village of Ballater on Royal Deeside, some 40 miles west of Aberdeen.

The main A93 trunk road from Aberdeen up Deeside to the Glenshee Ski Centre and beyond passes through Ballater immediately in front of the property.

The exact location of the property is highlighted on the plan for identification purposes only.

DESCRIPTION

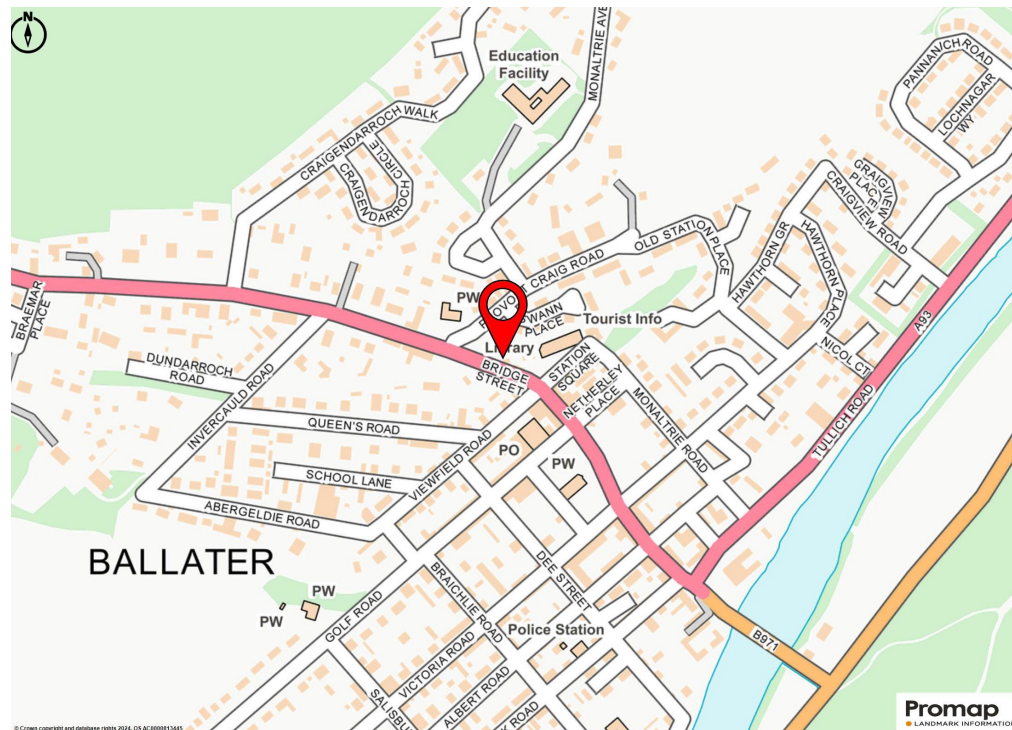
The property comprises a detached retail shop building arranged over ground and basement floors of mixed construction with a mono pitched corrugated iron roof over. The shop frontage has two timber framed display windows and a central recessed entrance door. Internally, the ground floor sales area has a carpeted timber floor, painted timber panelled walls and a plasterboard ceiling. Lighting is from fluorescent strip fittings.

A fixed timber stair leads down to a storage basement which has direct access to the public car park to the rear.

ACCOMMODATION

The property provides the following approximate floor areas:

ACCOMMODATION	SQ. M.	SQ. FT.
Ground Floor	38.8	417
Basement	25.2	271
TOTAL	64	688



RENT

£6,000 per annum

LEASE TERMS:

The property is offered on a new full repairing and insuring lease for a period to be agreed.

RATING

The subjects are currently entered into the Valuation Roll as follows: Rateable Value is £3,300.

ENERGY PERFORMANCE CERTIFICATE

(EPC):

Full documentation is available on request

VAT:

No Value Added Tax will be payable on the rental.

LEGAL COSTS:

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

VIEWING:

To arrange a viewing or for further information, please contact the sole letting agents.

To arrange a viewing please contact:



Euan Rolland

Graduate Surveyor
euan.rolland@g-s.co.uk
07825 875303



Alex Robb

Chartered Surveyor
alex.robbs@g-s.co.uk
07850 818919

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2024