

FOR SALE / MAY LET

RETAIL UNIT



131 Station Road, Ellon, Aberdeenshire,
AB41 9AZ

- Ground floor and basement retail unit
- NIA — 86.76 sq. m (934 sq. ft)
- Immediate entry

LOCATION

The subjects are located in the town of Ellon, located approximately 17 miles North of Aberdeen City Centre. The subjects are situated on the South side of Station Road, East of its junction with Commercial Road, located a short distance West from Ellon town centre.

The immediate surrounding area comprises predominantly residential, although there are many commercial occupiers located in the town centre including Aberdeen Considine, Rowlands Pharmacy amongst other local businesses.

DESCRIPTION

The subjects comprise an extended ground floor and basement retail unit forming part of a semi-detached, two storey and basement building with rear annex. The subjects are of traditional granite block construction under a pitched and slated roof. The retail unit benefits from two display windows fronting Station Road and a central recessed entrance door with signage above.

The accommodation comprises a main retail area on the ground floor with storage and staff welfare facilities located in the rear annex. The basement provides additional storage space. Internal finishes include plastered and painted walls, with suspended timber floors covered by carpet tiles. Lighting is by way of surface-mounted fluorescent strip lights and heating by way of electric panel heaters.

ACCOMMODATION

We calculate the following approximate Net Internal floor areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Floor	SQM	SQFT
Ground	42.02	452
Lower Ground	19.84	214
Basement	24.90	268
Total	86.76	934

RATING

The premises are currently entered in the Valuation Roll with a Rateable Value of £5,800 effective from 1 April 2023. The

uniform business rate for the year 2022/23 is 49.8p in the £.

This occupier may qualify for 100% rates relief under the Small Business Bonus Scheme

PRICE

Offers over £75,000 exc. are invited for the benefit of our clients heritable interest in the subject property.

RENT

On application

VAT

All prices, rents and premiums quoted are exclusive of VAT that may be applicable

ENERGY PERFORMANCE CERTIFICATE (EPC)

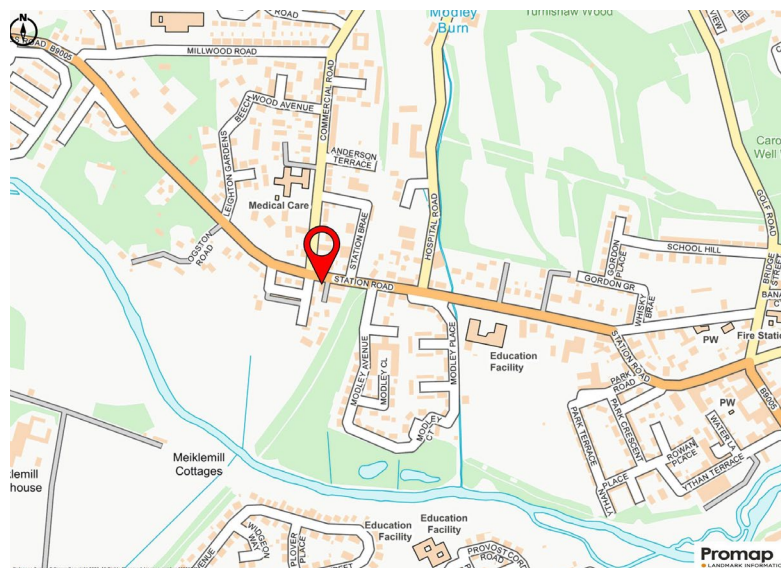
Details available on request

LEGAL COSTS

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

OFFERS & VIEWINGS

By prior arrangement with the sole agents, to whom all formal offers should be submitted in Scottish legal form.



To arrange a viewing please contact:



Euan Rolland
euan.rolland@g-s.co.uk
07825 875303



Chris Ion
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07717 425298

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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: April 2023