

## PREMISES WITH CLASS 3/TAKEAWAY CONSENT

- > NIA: 29.29 SQ.M (315. SQ.FT)
- > RENTAL: £5,500 PER ANNUM
- > PRESENTED IN SHELL  
CONDITION
- > SMALL BUSINESS RATES  
RELIEF AVAILABLE TO  
QUALIFYING OCCUPIERS

TO LET/MAY SELL  
CLASS 3 UNIT  
  
SHEPHERD  
01224 202800  
www.shepherd.co.uk

# TO LET / MAY SELL

**15 DUFF STREET, TURRIFF, ABERDEENSHIRE, AB53 4AX**

**CONTACT:** Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

The subjects are situated in the town of Turriff, approximately thirty five miles north west of Aberdeen on the A947 route which runs between Aberdeen and the towns of Banff and Macduff. The town is well placed for commuting and is one of the areas principle service centres. The population within Turriff is understood to be c.4,750.

The subjects themselves are located on the north side of Duff Street, in close proximity to its junction with Main Street which forms the main retailing part of the town centre. The property benefits from reasonable levels of passing footfall and vehicular traffic and is further benefited with on street parking.

**DESCRIPTION**

The subjects comprise of a single storey unit suitable for takeaway/fast food use presented in shell condition. Access to the property is via a single timber pedestrian door located directly from Duff Street. Further access can be found via a secondary pedestrian timber door located towards the rear of the unit.

The Floors are of concrete design with walls throughout the property being plastered and painted as have the ceilings.

**LEASE TERMS & RENTAL**

The premises are available on the basis of a new lease at a rental of £5,500pa exclusive of VAT is sought, payable quarterly in advance.

**ACCOMMODATION**

The subjects provide the following accommodation:

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
<b>TOTAL</b>	29.29	315

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

**PRICE**

Offers are invited for the client's heritable interest in the property,

**RATING:**

The subjects are currently entered into the Valuation Roll at £2,700. We would point out that any incoming occupier would be able to appeal this figure.

Small business rates relief will be available to qualifying occupiers

**VAT:**

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

**ENERGY PERFORMANCE CERTIFICATE:**

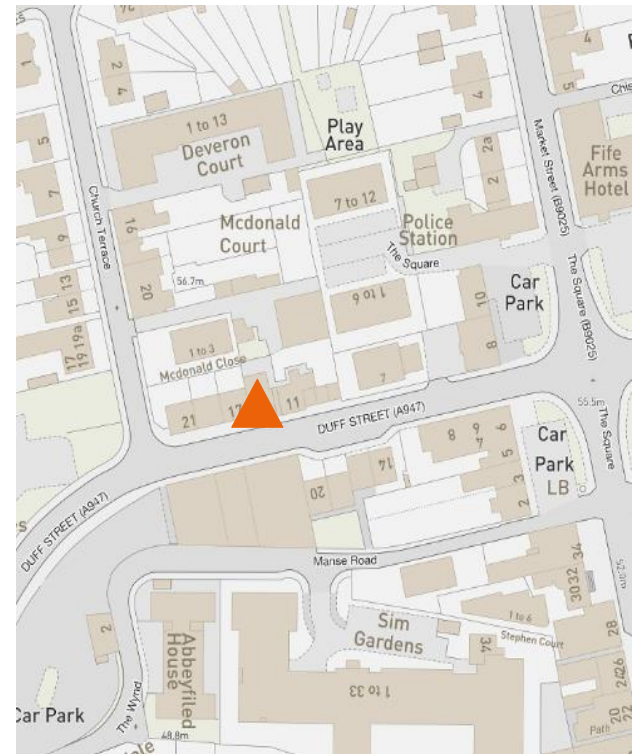
Further information and a recommendation report is available to seriously interested parties upon request.

**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.

**ENTRY**

Upon conclusion of legal missives.



**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](mailto:mark.mcqueen@shepherd.co.uk)

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