

VIDEO
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GROUND FLOOR RETAIL PREMISES

- > NEWLY REFURBISHED
- > EXTENSIVE FRONTAGE ONTO BRIDGE STREET
- > GROUND FLOOR – 118.37 SQM (1,274 SQFT)
- > RENTAL - £20,000 PER ANNUM

TO LET

34 BRIDGE STREET, ELLON, AB41 9AA

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Retail Premises in Ellon Suitable for A Variety of Uses Subject to Planning

LOCATION

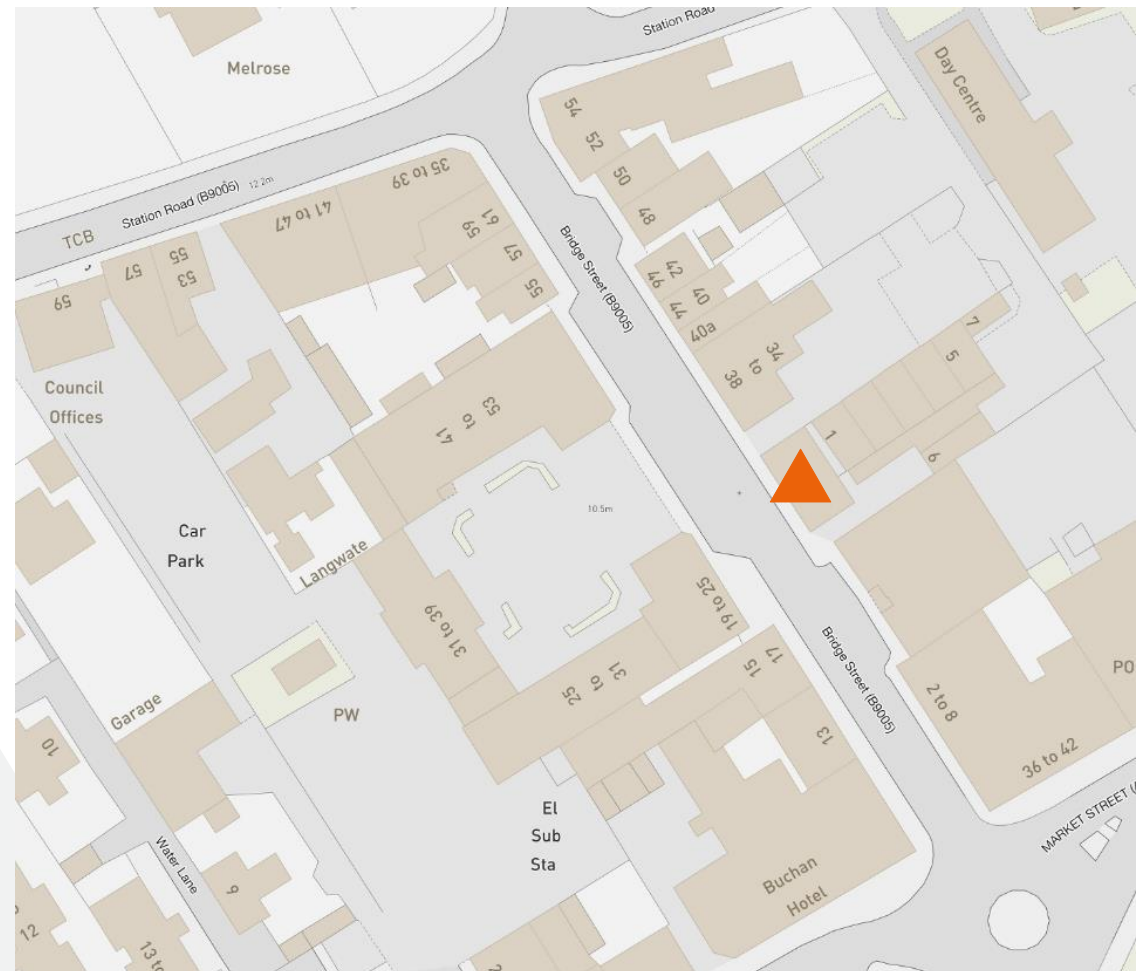
The subjects are located within the town of Ellon, which stands around 16 miles north of Aberdeen. The town serves as one of the main service and employment centres for the area and is a well-established commuter town for Aberdeen. The subjects themselves are located on the east side of Bridge Street, between its junctions with Market Street and Station Road, within the principle retailing area of the town centre.

Surrounding properties are a mix of commercial and residential use, with commercial occupiers in the vicinity comprising a variety of local and national occupiers. These occupiers include Morrisons, Specsavers, Jules Healing Gems and Aberdeenshire Leasing.

DESCRIPTION

The subjects comprise the ground floor of a 2 storey mixed property of traditional construction offering retail accommodation at ground floor with residential above.

The ground floor is accessed via a doorway to the side elevation leading to an open plan former banking hall with triple display windows to the front elevation. The accommodation provides open plan retailing accommodation along with private offices and w.c. facilities to the rear



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Ground Floor	118.37	1,274

The above floor areas are calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

RENTAL

£20,000 per annum exclusive of VAT.

LEASE TERMS

The accommodation is available on the basis of a New Full Repairing and Insuring Lease of negotiable duration.

RATEABLE VALUE

The subjects are entered into the Valuation Roll at a Rateable Value of £19,750.

Due to a part of the unit being subject to sub-division, the above Rateable Value would require to be reassessed.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

All rents, prices, premiums etc are quoted exclusive of VAT.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration due etc.



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

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