

PROMINENT HIGH STREET LOCATION

- > FULL BUILDING
- > PROMINENT HIGH STREET LOCATION
- > RETAIL / LEISURE / RESIDENTIAL POTENTIAL
- > SIZE – 621.6 SQM (6,691 SQ.FT)
- > RENT – 18,000 PA
- > PRICE - £180,000

FOR SALE / TO LET
FULL BUILDING
6,691 SQ.FT
Jas: 07810 717229
Will: 07581 396092
tba properties uk

M&Co.

TO LET / FOR SALE

34 HIGH STREET, BANFF, AB45 1AE

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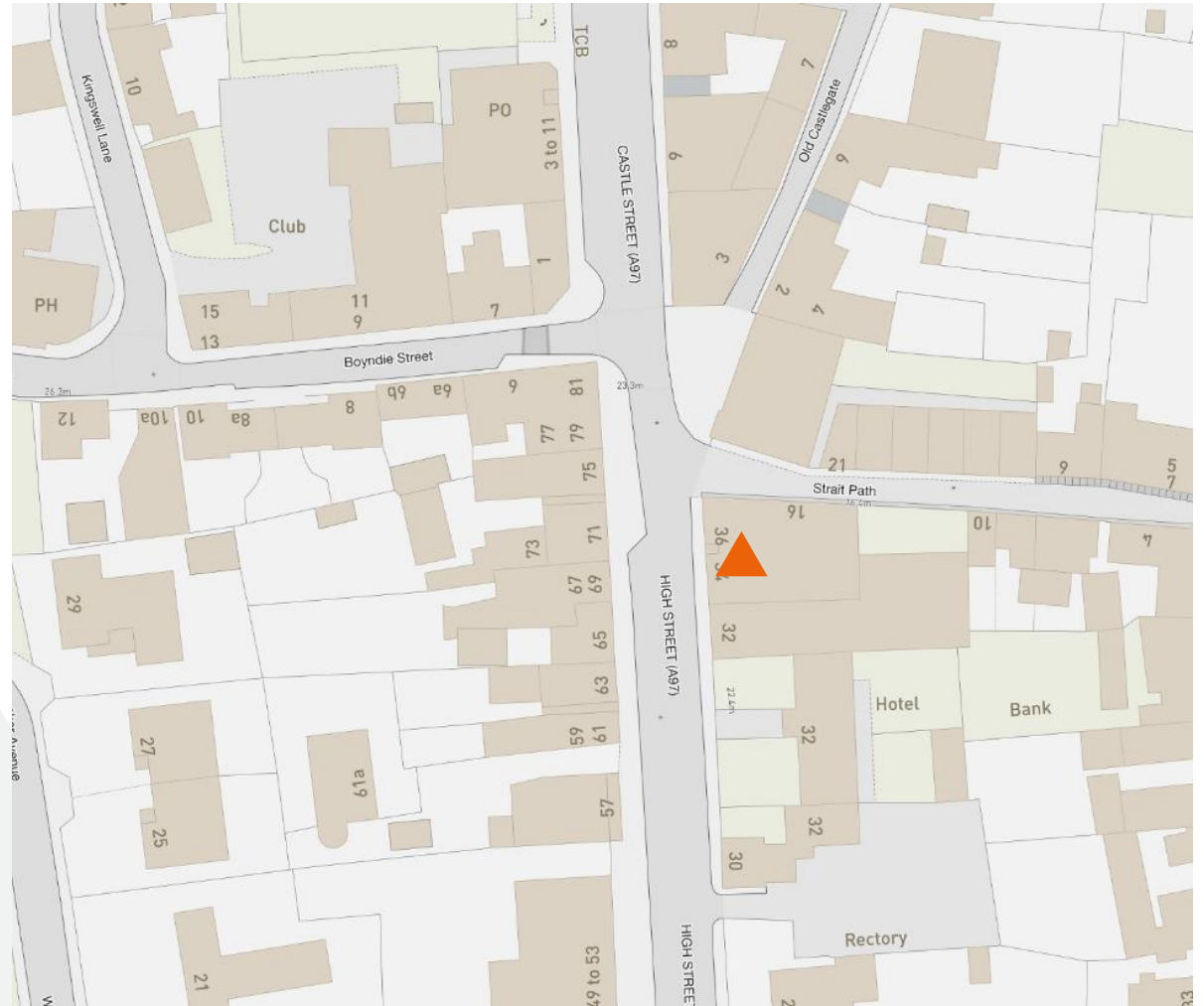


LOCATION

The property is situated in prominent location on the east side of Banff High Street, close to its junction with strait Path. The High Street forms part of the A98, being the main thoroughfare through Banff, in the heart of the town centre.

Banff is approximately 45 miles north of Aberdeen and has a population in the region of around 4,000.

Nearby occupiers include Bairds Pharmacy, J & G Ross Bakers, RBS, McColl's and Duncan and Todd.



DESCRIPTION

The property comprises a substantial full commercial development over basement, ground, 1st and 2nd floors surmounted by a pitched roof overlaid in slate. The demise is of traditional construction having been rendered and painted in the tenant's signature colours.

The property offers a prominent frontage with multiple display windows flanking the central, partially recessed, entrance. Internally the property has been fitted out in accordance with the former tenant's corporate specification with floors overlaid in ceramic tile and lighting provided by way of fluorescent strips recessed within the suspended acoustic tile ceiling.

The property benefits from partitions erected to the rear forming w.c. facilities and storage with access to the upper floors gained by way of a single staircase. The first and second floors offer ancillary storage and office space with basement offering further retailing space.

ACCOMMODATION

	m ²	ft ²
Basement	145	1,561
Ground	260.4	2,803
First	134.8	1,451
Second	81.4	876
Total	621.6	6,691

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

PRICE

£180,000 for our client's interest in the subjects

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term of £18,000 per annum.

RATEABLE VALUE

The property has been entered onto the valuation roll with the following NAV/RV - £20,500.

VAT

The transaction will be subject to V.A.T.

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 dues etc.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

LEGAL

Each party shall bear their legal costs incurred in the transaction.

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

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