

## RETAIL PREMISES

- > TWO NEIGHBOURING RETAIL UNITS LOCATED WITHIN BANCHORY TOWN CENTRE
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS
- > NO. 85- 48.19 SQ.M. (518 SQ.FT)
- > NO 89- 39.06 SQ.M (420 SQ.FT)
- > PRICE - £100,000

FOR SALE

**85A & 89 HIGH STREET, BANCHORY, AB31 5XT**

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## Retail Unit for Sale in Banchory Town Centre

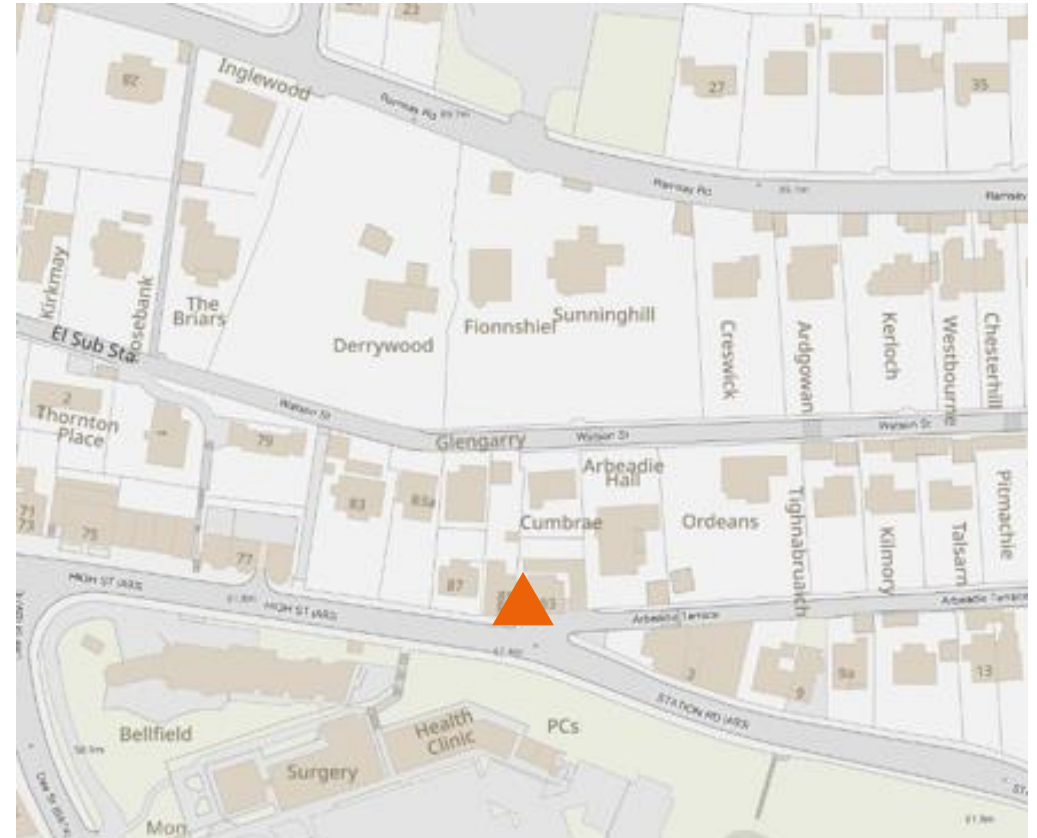
### LOCATION:

The subjects are situated within the popular Deeside town of Banchory which is located some 17 miles west of Aberdeen. More specifically, the subjects themselves are located on the north side of high street at its junction with Arbeadie terrace to the eastern periphery of the town centre. The subjects benefit from a central location with quick access to the road network and to the local amenities contained within the town and good visibility. Other commercial occupiers within the vicinity include Banchory Cycle and Deeside Kilts.

### DESCRIPTION

The subjects are currently configured to provide to retail premises that are capable of being combined. 85 has a small frontage and internally comprises of a long retail unit split into a front and back room which then widens to give a large back shop split currently in to three separate rooms, a store space and WC.. The floors are a mix of timber and solid and walls/ceilings are plasterboard and papered/painted. Artificial light is provided via low voltage spotlights.

89 High Street forms a larger more conventionally laid out retail unit which benefits from a large retail frontage and open retail space. The floors are a mix of timber and solid and walls and ceilings are plasterboard and painted. Steps up give access to a narrow store/back shop area and single WC. Good levels of natural light are provided to the retail space and artificial light is via low voltage spotlights.





**ACCOMMODATION**

	m <sup>2</sup>	ft <sup>2</sup>
No 85	48.19	518
No 89	39.06	420
<b>TOTAL</b>	<b>87.25</b>	<b>938</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS of Measuring Practice (6<sup>th</sup> edition).

**PRICE**

£100,000 is sought for our client’s interest in the premises.

**RATEABLE VALUE**

The subjects are currently entered into the Valuation Roll as of 1<sup>st</sup> April 2023 at a Rateable Value as follows:

- 85 High Street: £4,500
- 89 High Street: £4,600

100% Rates Relief is available to qualifying occupiers, with further information available on request.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects have a current energy performance rating of ‘ ‘

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

**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.

**VAT**

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



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
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