

RESTAURANT PREMISES

- > RESTAURANT PREMISES
LOCATED IN PORT ELPHINSTONE
- > CLOSE PROXIMITY TO LOCAL
AND NATIONAL ROAD
NETWORKS
- > SIZE – 129.64 SQM. (1,395 SQFT.)
- > RENTAL - £16,200 PER ANNUM

TO LET

11 ELPHINSTONE ROAD, PORT ELPHINSTONE, INVERURIE, AB51 3UR

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LOCATION

The subjects are located within Port Elphinstone, a suburb of Inverurie to the immediate south. The town of Inverurie stands around 16 miles northwest of Aberdeen. More specifically the subjects themselves are located on Elphinstone Road, which forms part of the B993, a roadway connecting the A96 dual carriageway to the south, and into Inverurie to the north.

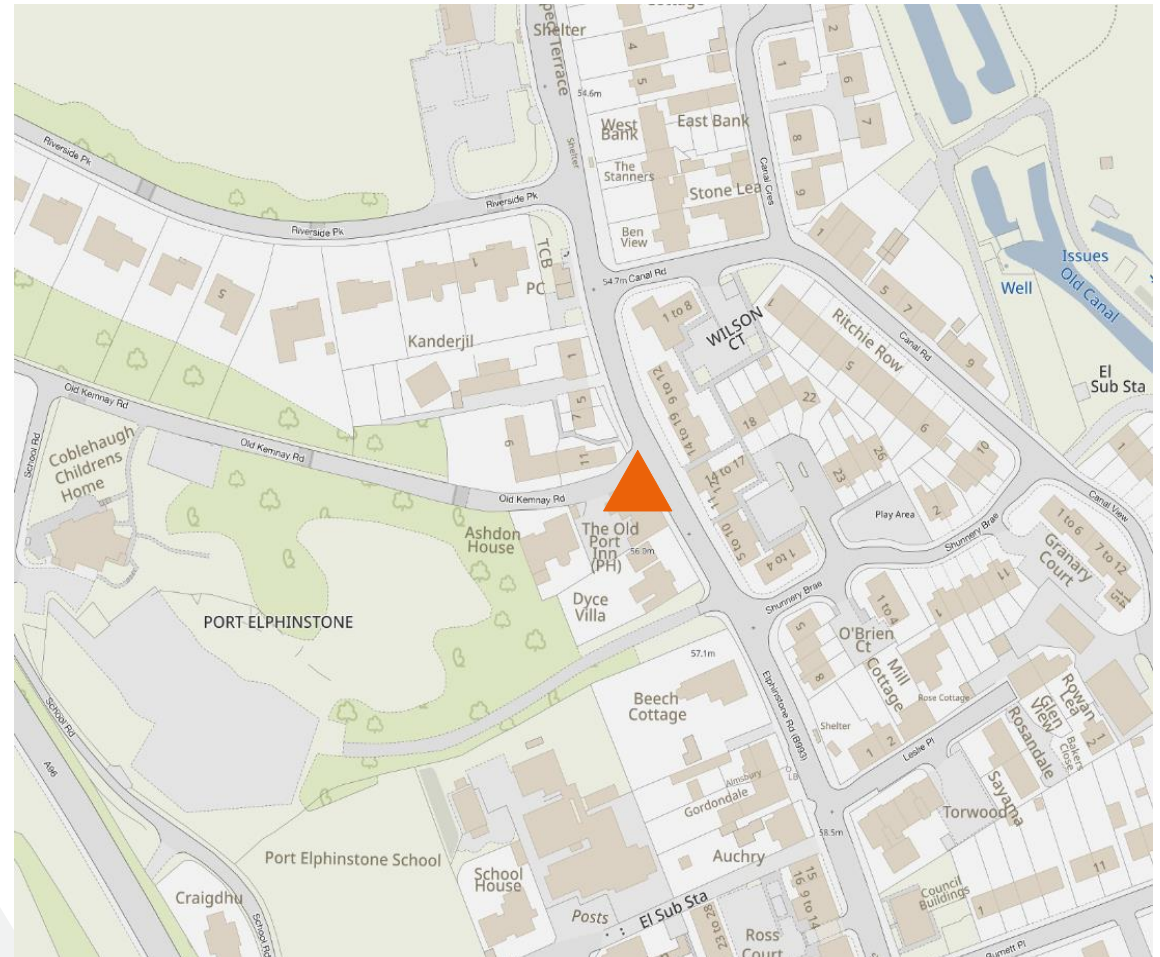
The surrounding area is predominantly residential in nature, albeit there is a takeaway establishment called Oriental Wok, which neighbours the subjects. The subjects benefit from good visibility and passing trade and have a good local residential catchment immediately surrounding.

DESCRIPTION

The subjects comprise the ground floor of a two storey and attic, detached stone-built property within a pitched and slated roof over incorporating dormer projections to the front elevation.

Pedestrian access is via a glazed doorway from Elphinstone Road, and there is a signage fascia above. Internally, the subjects provide an open plan bar and dining area, with kitchen facilities to the rear. There are customer and staff W.C facilities within the premises. Natural light is provided to the restaurant via a double-glazed window, with artificial lighting by way of a mix of strip and spotlight fittings.

Car parking is available to the rear of the property, with free on street parking available within the vicinity.



Location via What3Words - <https://w3w.co/juror.wiser.treatable>

ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Total	129.64	1,395

RENTAL

£16,200 Per Annum

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £12,750 per annum.

The subjects would benefit from partial rates relief via the Small Business Bonus Scheme. Please follow link for the Non-Domestic Rates Calculator for more details: <https://www.mygov.scot/non-domestic-rates-calculator#!/property/>

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of D.

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

LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, 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 | 01224 202800, www.shepherd.co.uk

Shona Boyd, shona.boyd@shepherd.co.uk, | Mark McQueen, mark.mcqueen@shepherd.co.uk

www.shepherd.co.uk

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