



RETAIL PREMISES

- > LOCATED WITHIN THE POPULAR DEESIDE TOWN OF BANCHORY
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS
- > RENTAL - £10,000 PER ANNUM
- > SIZE – 61.26 SQM. (660 SQFT)



TO LET

22D BRIDGE STREET BANCHORY AB31 5SX

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LOCATION

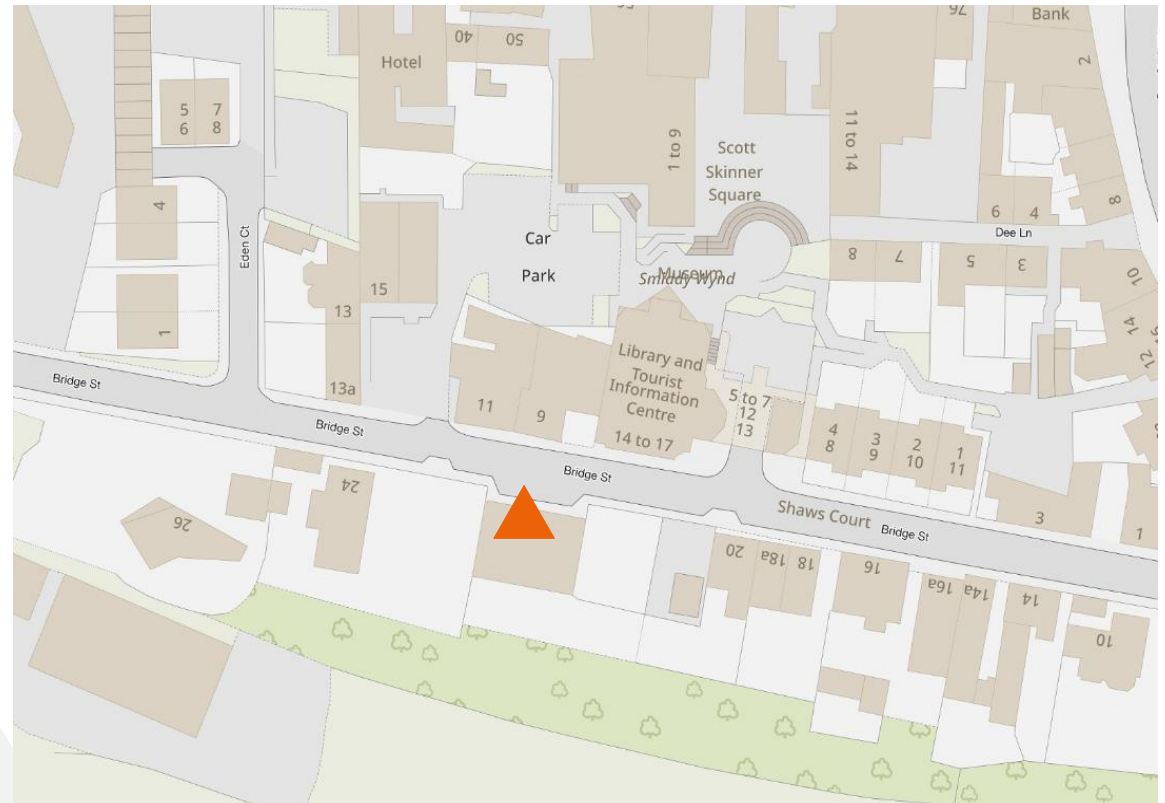
The property is in the popular town of Banchory, nestled within the scenic Deeside region, approximately 17 miles west of Aberdeen. Banchory serves as a significant hub for services and employment in the area, boasting a diverse range of amenities and a bustling town center. Situated to the south of Bridge Street, the property occupies an established location within a commercial throughfare of Banchory. The vicinity is home predominantly to an array of local retailers including Sebastian and Belle and Stitch Boutique.

DESCRIPTION

The subjects comprise an end-terraced building of blockwork construction with pitched over tile clad roof. The subjects benefit from a frontage onto Bridge Street which comprises a large timber framed, double glazed display window with a recessed doorway to one side for pedestrian access.

Internally, the subjects provide an open plan sales/services area, finished to a standard ready for immediate occupation. Natural daylight is provided by the display frontage, whilst artificial lighting is provided by a mixture of fluorescent and pendant light fittings. Staff tea prep and W.C facilities are located to the rear of the property. Heating throughout is provided by a gas fired central heating system.

There are several public car parks and on-street parking options available in the vicinity to cater to staff and customers



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Total	61.26	660

The above-mentioned floor areas have been calculated on a Net Internal Area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

RENTAL

£10,000 Per Annum.

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £8,700 per annum.

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

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of "G"

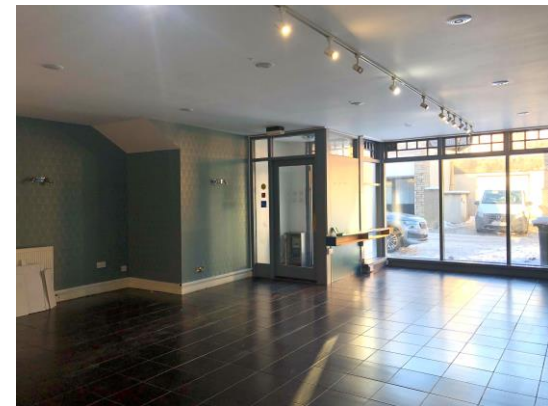
Further information and a recommendations report are available to seriously interested parties upon request.

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 www.shepherd.co.uk, 01224 202800

Shona Boyd, shona.boyd@shepherd.co.uk, 01224 202814

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