

RETAIL PREMISES

- > TOWN CENTRE LOCATION
- > SIZE – 54.84 SQM. (590 SQFT)
- > RENTAL – £7,000 PER ANNUM
- > 100% RATES RELIEF AVAILABLE FOR QUALIFYING APPLICANTS

25A HIGH STREET, TURRIFF AB53 4ED

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TO LET



LOCATION

The subjects are situated within the town of Turriff, which is located approximately 35 miles northwest of Aberdeen on the A947 route which runs between Aberdeen and the towns of Banff and Macduff. The town is well placed for commuting and is one of the area's principal service centres. The subjects themselves are situated on the north side of High Street, between its junctions with Main Street and the Market Cross. The surrounding area is a mix commercial and residential in nature, with commercial occupiers being both national and local businesses alike. Adjacent to the unit is the unit is a Tesco Superstore, with other occupiers including Golden Scissors, Maddi's clothing shop and Turriff Jewellers.

DESCRIPTION

The subjects comprise a ground floor retail unit set within a two storey and attic building with pitched slate roof over. The premises features a timber framed frontage, with pedestrian access available via a recessed doorway. A timber fascia above for signage completes the front of the shop.

Internally the subjects provide an open plan retail / sales and services area suitable for a range of commercial uses. The ceiling features suspended acoustic tiles incorporating a mix of LED and fluorescent lighting panels. Across the premises the walls feature a shelving fit out. To the rear of the premises is a separately partitioned room suitable for a back office or storage.

W.C facilities are located to the rear of the property within an associated outbuilding.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
TOTAL	54.84	590

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

RENTAL

£7,000 Per Annum

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of B(20).

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

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £8,000 per annum.

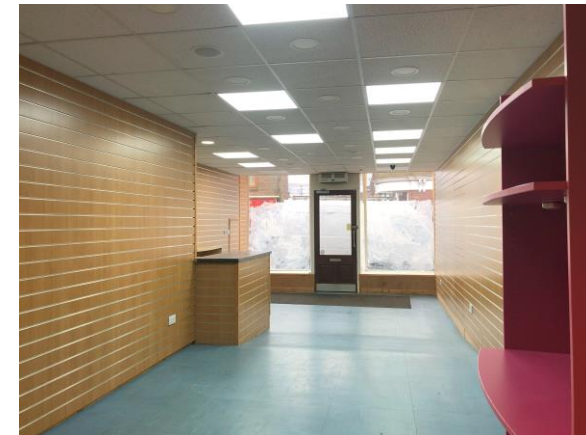
The subjects would therefore qualify for 100% small business rates relief should a qualifying occupier be identified.

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 35 Queens Road, Aberdeen, AB 15 4ZN
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