

TO LET

Retail Premises

Located within the popular
Deeside town of Banchory

100% Rates Relief Available to
qualifying occupiers

Size: 61.26 SQM (660 SQFT)

Rental : £8,000 per
annum

VIRTUAL TOUR 



22D BRIDGE STREET, BANCHORY, AB31 5SX

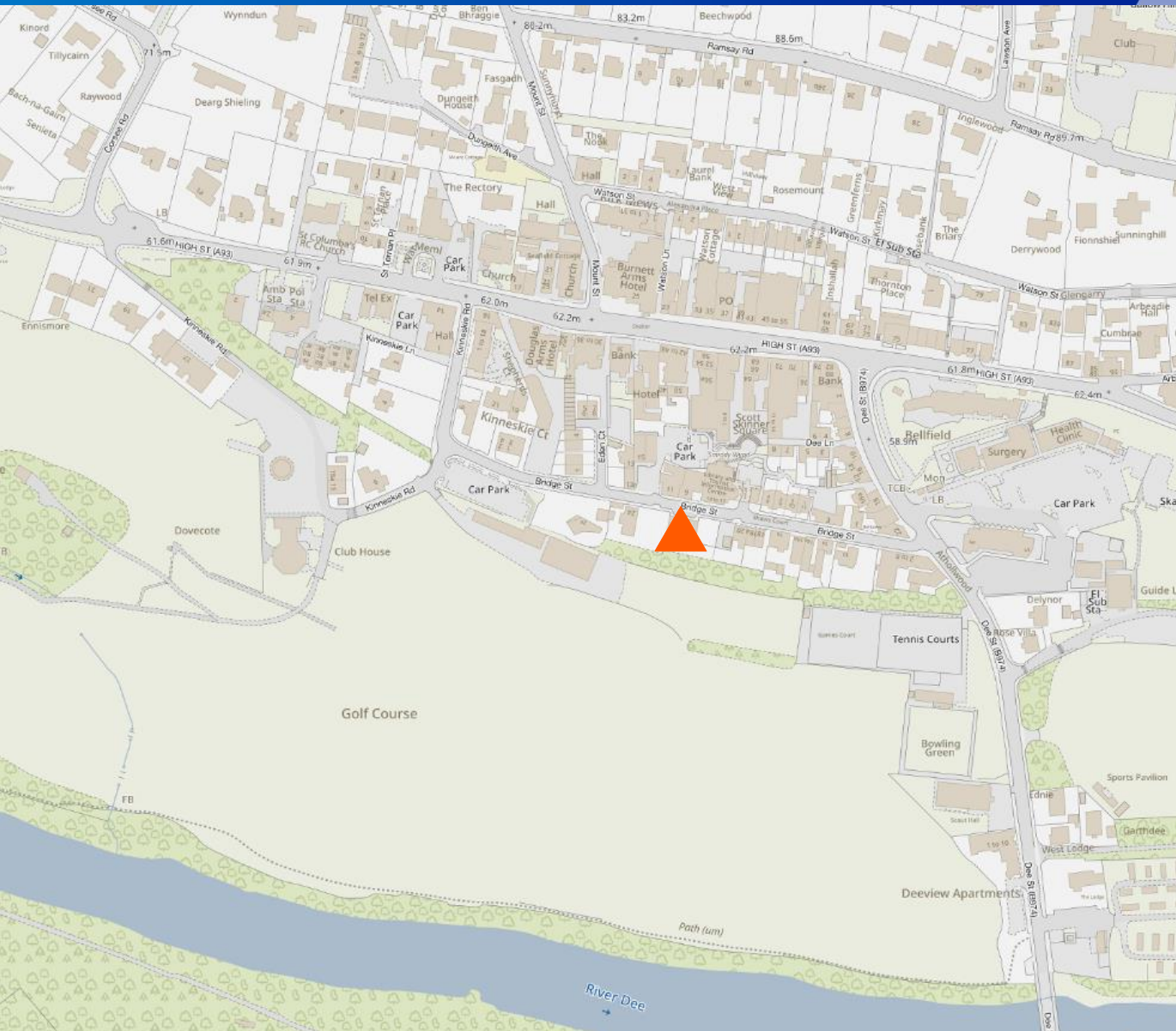
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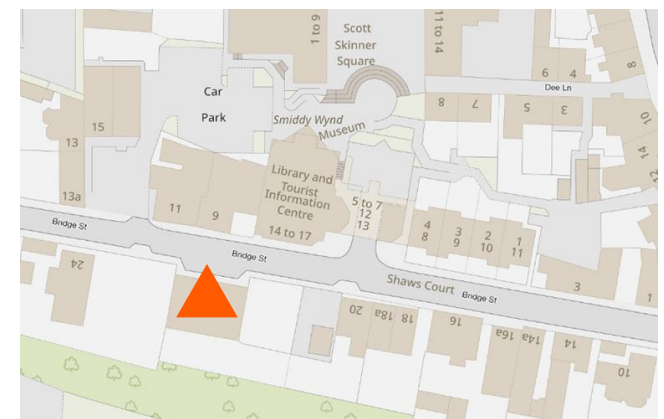
Location

22D BRIDGE STREET, BANCHORY, AB31 5SX



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.



Retail premises



FIND ON GOOGLE MAPS



Description

22D BRIDGE STREET, BANCHORY, AB31 5SX



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

	m ²	ft ²
Total	61.26	660

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).



Rental

£8,000 per annum exclusive of VAT and payable quarterly in advance.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration, with flexible lease terms available.

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 have a current Energy Performance Certificate Rating of G.

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

VAT

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

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE OCTOBER 2024.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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