



# FOR SALE

## Restaurant / Hot Food Opportunity

Prominent Town Centre Location

Private Car Parking Provision

Size – 151.80 sqm (1,634 sqft)

Price - £150,000

VIRTUAL TOUR 

**3 DEE STREET, BANCHORY, AB31 5ST**

**CONTACT: Melanie Grant** [melanie.grant@shepherd.co.uk](mailto:melanie.grant@shepherd.co.uk) | 01224 202800 | [shepherd.co.uk](http://shepherd.co.uk)  
**James Cavanagh** [james.cavanagh@shepherd.co.uk](mailto:james.cavanagh@shepherd.co.uk) | 01224 202800 | [shepherd.co.uk](http://shepherd.co.uk)

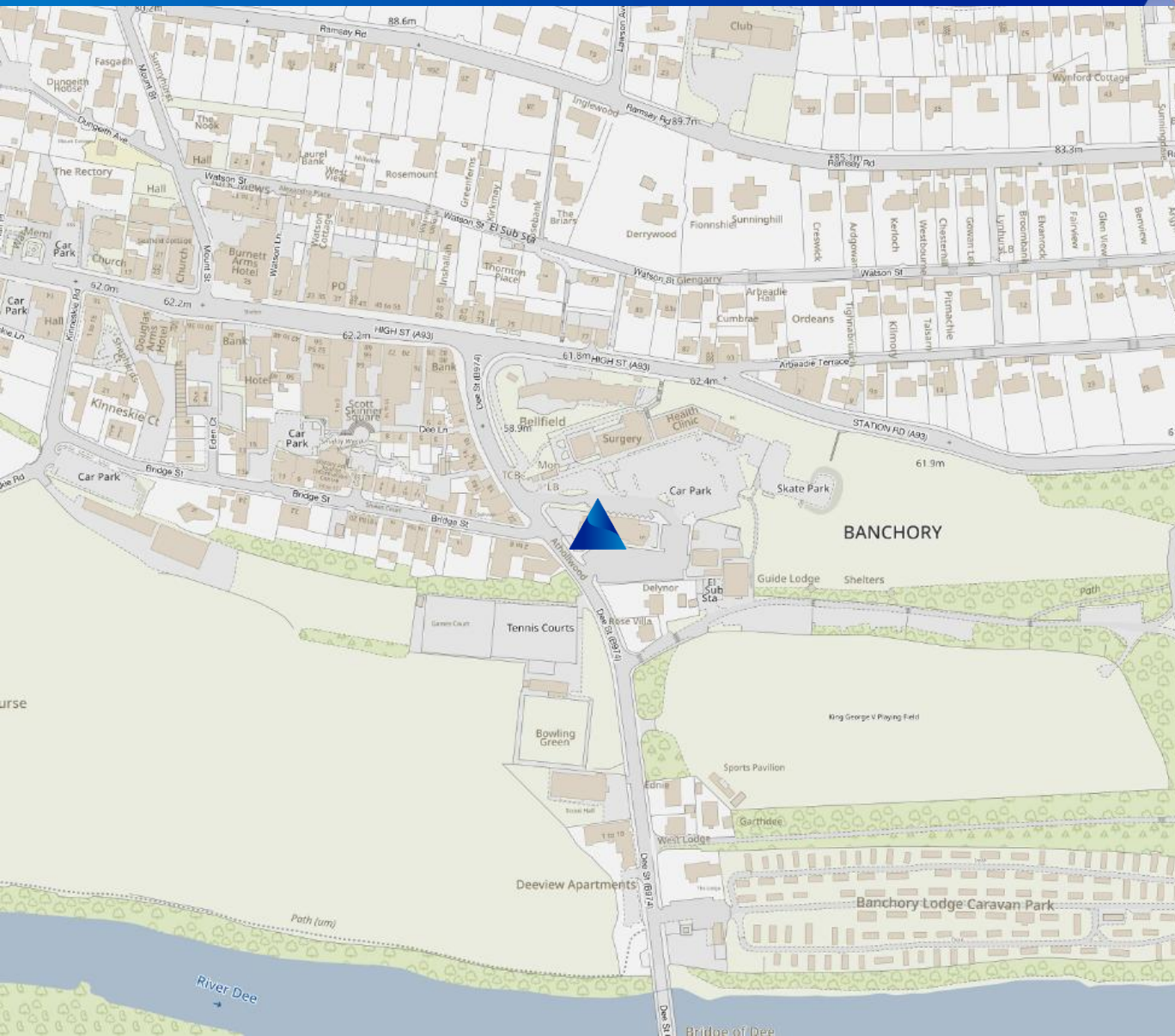






## Location

3 DEE STREET, BANCHORY, AB31 5ST



The subjects are situated within the popular Deeside town of Banchory which is located some 17 miles west of Aberdeen. The town serves as one of the main service and employment centres in the area and offers a variety of services and facilities including a vibrant town centre.

More specifically the subjects are located on the east side of Dee Street, which forms part of the A93 route carrying traffic from Aberdeen through Banchory and thereafter onto Ballater and Braemar. The property is situated immediately adjacent the towns main public car park. Other commercial occupiers within the vicinity include Out There Active Wear, The Bellfield Takeaway and Country Ways.

**Restaurant Opportunity in  
Banchory Town Centre**



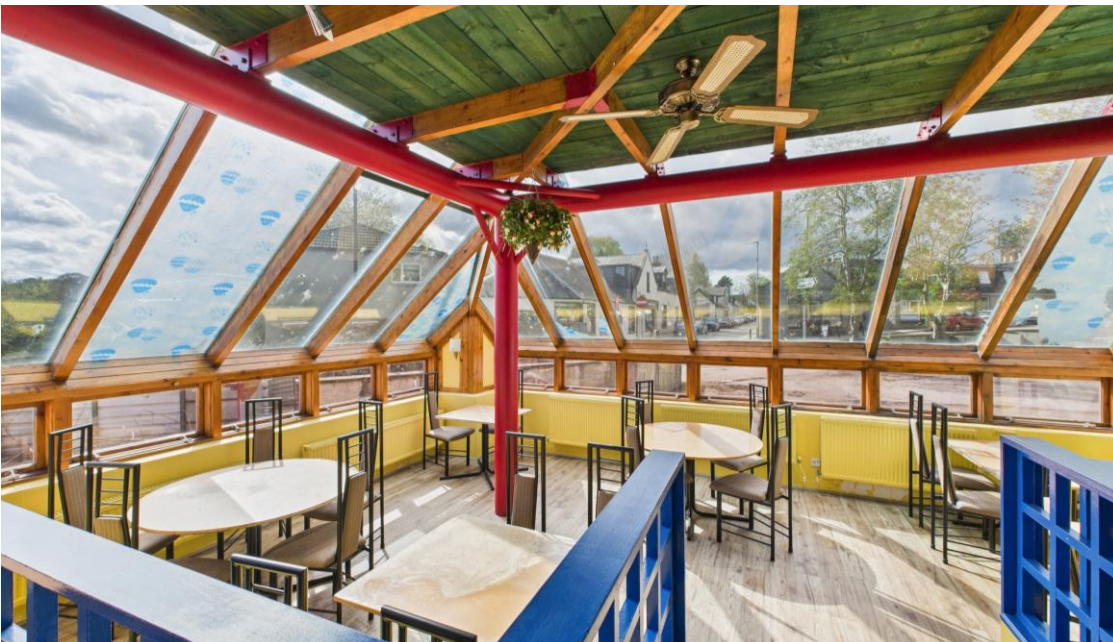
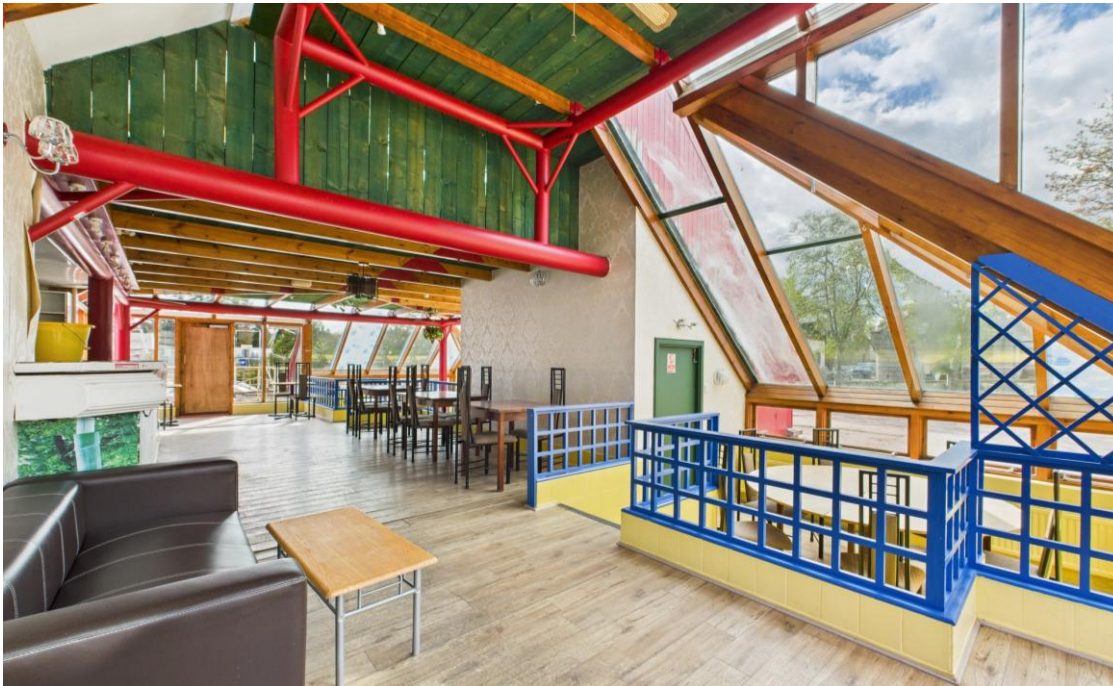
FIND ON GOOGLE MAPS





# Description

3 DEE STREET, BANCHORY, AB31 5ST



The subject property comprises a substantial leisure unit arranged over ground floor and first floor. The main restaurant area is at ground floor and has 2 lower half levels connected by steps and provides approximately 50 covers. WC facilities are also located at ground floor.

The first floor of the property accommodates a fully fitted commercial kitchen which incorporates a dumb waiter to serve the ground floor.

## Car Parking

The building also benefits from its own private car park which can be accessed via Dee Street.

## Accommodation

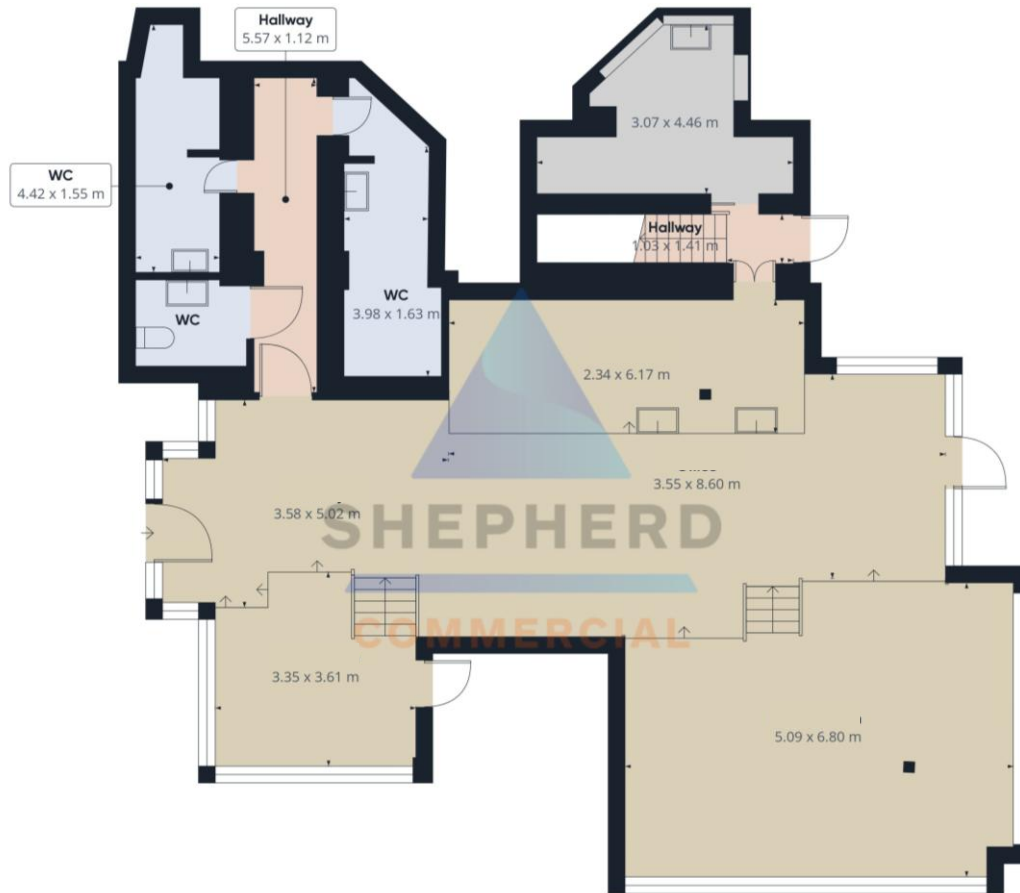
	m <sup>2</sup>	ft <sup>2</sup>
Total	192.17	2,069

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

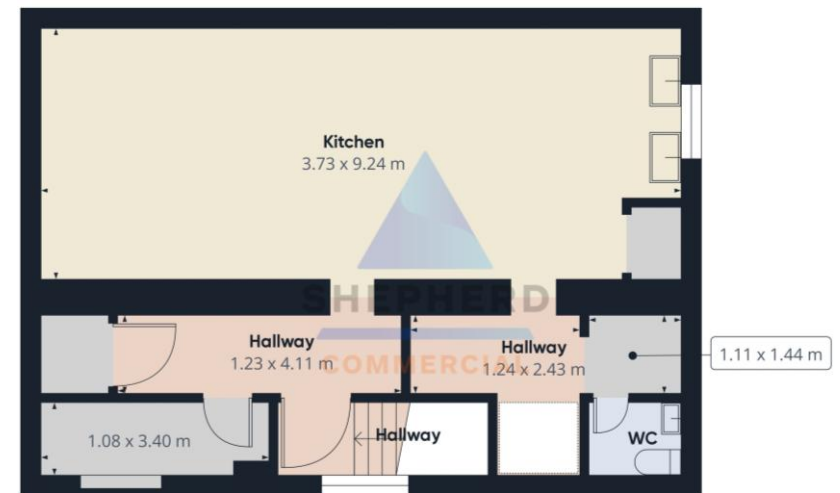


# Floor Plans

3 DEE STREET, BANCHORY, AB31 5ST



Ground Floor



First Floor



## Price

£150,000 is sought for our client's interest in the premises.

## Use Class

The premises are permitted for use under Class 3 (Food & Drink) as per the Town and Country Planning (Scotland) Act 1997.

The premises are also assumed to be permitted for uses falling under Class 1A (Shops, financial, professional and other services).

## Rateable Value

The Rateable Value as of April 1st 2023 for the subjects is shown on the Scottish Assessors' website as £23,250.

## 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.

## VAT

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

## 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.



## Get in Touch

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



**Melanie Grant**

[melanie.grant@shepherd.co.uk](mailto:melanie.grant@shepherd.co.uk)



**James Cavanagh**

[James.cavanagh@shepherd.co.uk](mailto:James.cavanagh@shepherd.co.uk)

**Shepherd Chartered Surveyors**

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



## 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.

[shepherd.co.uk](http://shepherd.co.uk)