



TO LET / FOR SALE

Retail Premises

Prominent Location in Alford Town Centre

Size – 86.70 SQM (933 SQFT)

100% Rates Relief Available

Rent - £10,000 per annum

Price - £110,000



WHAT 3 WORDS

59 MAIN STREET, ALFORD, ABERDEENSHIRE, AB33 8PX

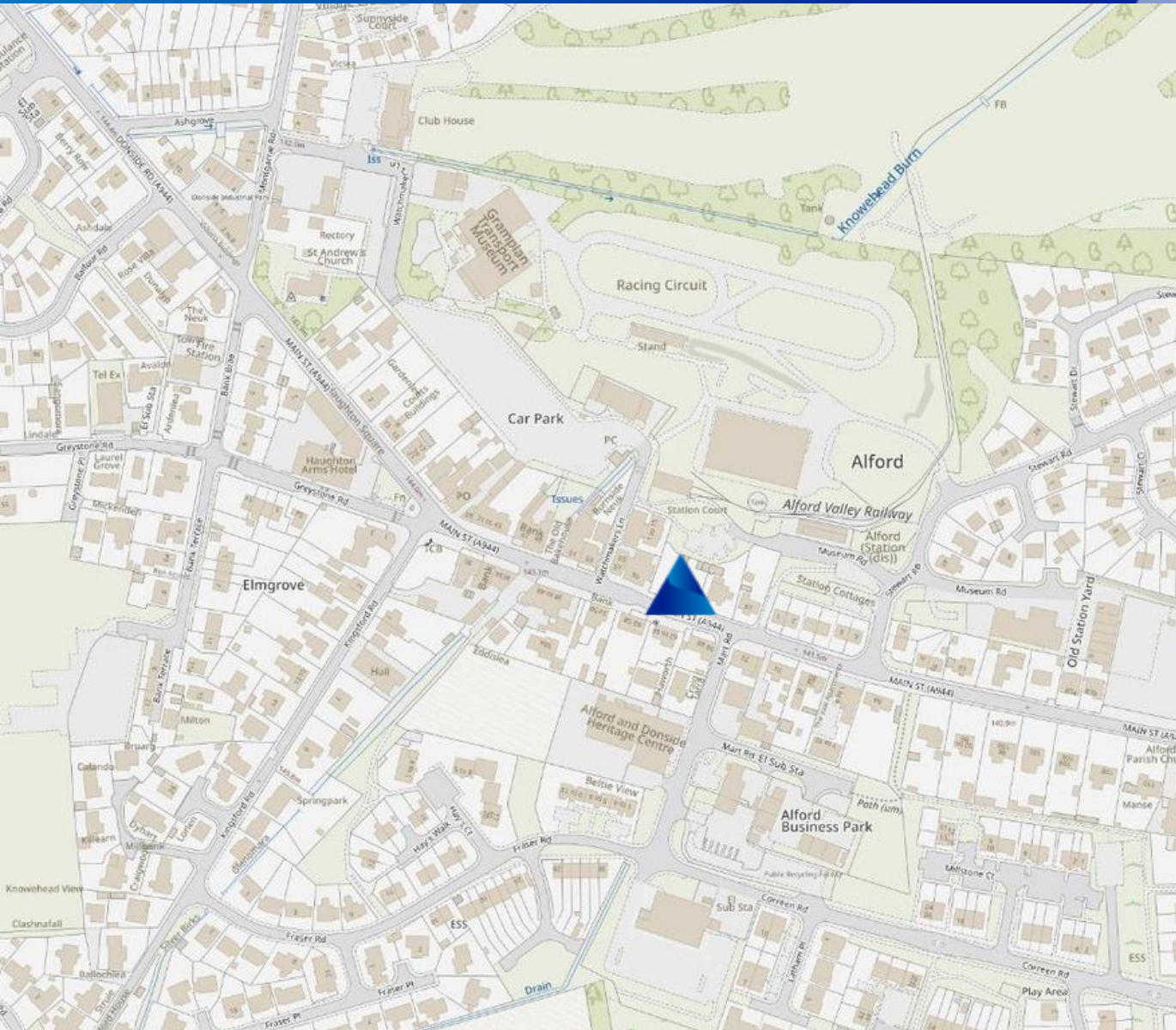
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Location

59 MAIN STREET, ALFORD, ABERDEENSHIRE, AB33 8PX



The subjects can be found within the village of Alford, which is located 25 miles west of Aberdeen City Centre. Alford is a busy rural village which serves as an important service centre for the expanding local population and surrounding agricultural community within Aberdeenshire.

The subjects themselves are located on the north side of Main Street which serves as a primary thoroughfare through the town and the main route to Aberdeen. As such there are substantial levels of vehicular and pedestrian passing trade. Surrounding occupiers include Alford Flooring and Carpets, Daisy Tree Baby Boutique, Ocean Turkish Barbers and Alford Post Office. The premises also benefit from being near to the town's main car parking and accordingly is a visible unit with high pedestrian foot flow.

**Retail Premises
Within Busy Rural Village**



FIND ON GOOGLE MAPS



Description

59 MAIN STREET, ALFORD, ABERDEENSHIRE, AB33 8PX



The subjects comprise part of the ground floor of a traditional one and a half storey building of solid granite construction, the roof over which is of timber framed, pitched design, clad in slate and incorporating dormer projections. The unit has double glazed, uPVC framed double doors, with a traditional signage fascia above.

Internally, the subjects provide a sales / service area to the front with two offices, a kitchen area and toilet to the rear. Walls and ceilings are painted plasterboard and flooring is solid concrete tiles with underfloor heating. Lighting is by way of a mix of ceiling mounted light fittings.

Accommodation

	m2	ft2
Total	86.70	933

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

£10,000 per annum is sought.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

Price

£110,000 is sought for our clients interest in the subjects.

Rateable Value

The subjects are currently entered into the Valuation Roll as an office at a rateable value of £8,800. The subjects would therefore qualify for 100% Small Business Rates Relief should a qualifying occupier be identified.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of 'E'.

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.

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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