

# FOR SALE

## Retail Investment

Established location within  
Stonehaven Town Centre

Yearly rolling lease in place with  
an income of £600 per month

Size: 59.13 SQM (636 SQFT)

Price: £90,000



WHAT 3 WORDS

**14 BARCLAY STREET, STONEHAVEN, AB39 2BJ**

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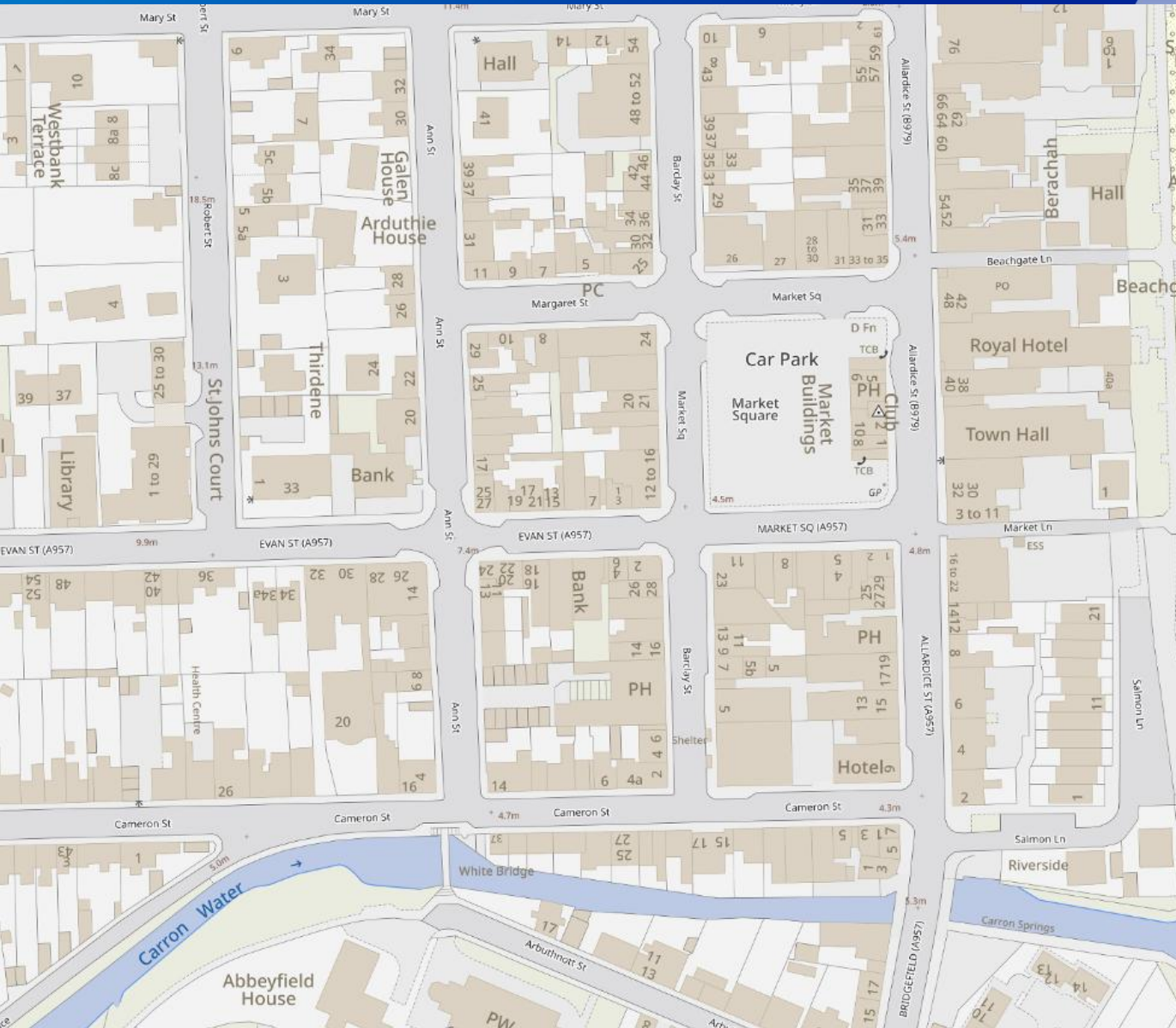






# Location

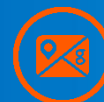
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The property is located within the coastal town of Stonehaven which lies around 16 miles to the immediate south of Aberdeen City. Stonehaven benefits from easy access to the A90 route which runs in a southerly direction from Aberdeen city towards Dundee thus enabling easy commuting from the town itself.

The subjects themselves are located on the west side of Barclay Street between its junctions with Evan Street and Cameron Street, within the principle retailing area of the town centre. Surrounding properties are in a mix of commercial and residential usage, with commercial occupiers within the vicinity comprising a variety of local and national occupiers. Nearby occupiers include Boots Pharmacy, Co-op Food, Troupers Bar, and Charles McHardy Butcher.

**Retail Premises Within  
Established Town Centre**



FIND ON GOOGLE MAPS





# Description

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The subjects comprise a ground floor retail unit contained within a larger three storey, mid-terraced property of stone construction. The subjects benefit from a timber, glazed retail frontage with access up one step from street level via a pedestrian door of similar construction.

Internally, the space is split to provide a large retail area, together with a single WC facility. Floors are a mixture of suspended timber and solid concrete overlaid in carpet, whilst walls and ceilings are plasterboard/lath and plaster and painted. Artificial light is provided by means of basic onset strip lighting units, whilst natural light is via the retail frontage.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	59.13	636

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).



## Price

£90,000 excluding VAT is sought.

## Tenancy Details

The subjects are let to a private individual trading as 'Crafty Creations' on a yearly rolling basis at a passing rent of £7,200 per annum. Further details are available on request.

## Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £8,200.

## Energy Performance Certificate

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

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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