



FOR SALE

Retail Unit

Established location within Ellon
Town Centre

Recently refurbished frontage

Size: 40.88SQM (440SQFT)

Price: £70,000



WHAT 3 WORDS

13 MARKET STREET, ELLON, AB41 9JD

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Location

13 MARKET STREET, ELLON, AB41 9JD



The subjects are located within the town of Ellon, which stands around 16 miles north of Aberdeen. More specifically, the subjects are located on the south side of Market Street, between its junctions with Ythan Court and Smiddy Lane, within the town centre.

Surrounding the subjects is in a mix of commercial and residential uses. Commercial occupiers in the vicinity include The New Inn Hotel and Painful Pleasure Ink.

**Retail Premises Within
Established Town Centre**



FIND ON GOOGLE MAPS



Description

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The subjects comprise a single-storey and attic, mid-terraced, retail unit of stone construction externally harled and painted, with a pitched slate roof over. Access to the subjects is via a centrally located aluminium double-glazed pedestrian entrance doorway.

Internally, the subjects comprise an open plan retail space with a solid tiled floor, papered and painted plasterboard lined walls and ceilings, with artificial lighting provided via spotlights on tracks.



Accommodation

	m ²	ft ²
Ground Floor	40.88	440

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).



The Detail

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Price

£70,000 excluding VAT is sought.

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £7,200.

Qualifying purchasers may be entitled to 100% small business rates relief and should make their own enquiries with the local authority.

Energy Performance Certificate

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

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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