

Ryden

FOR SALE/TO LET

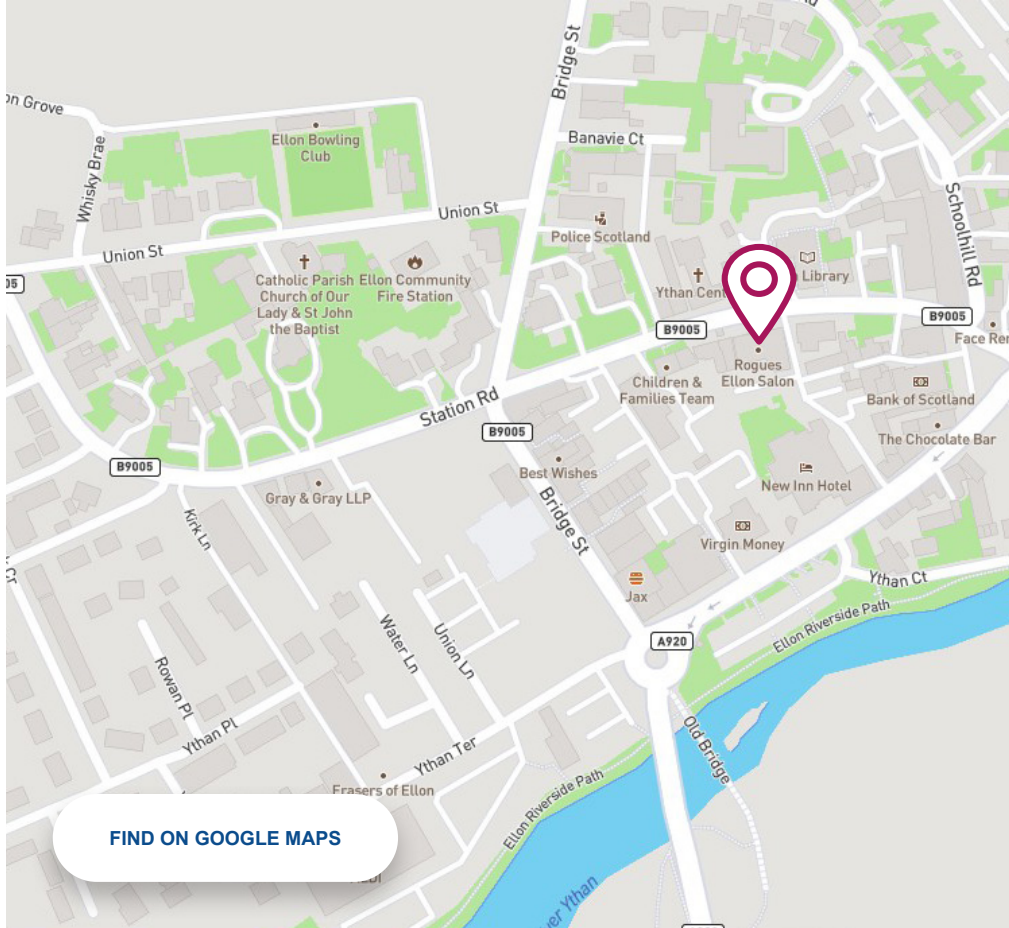
PROMINENT RETAIL UNIT
67.23 SQ M (724 SQ FT)



19B STATION ROAD
ELLON
AB41 9AE

PROMINENTLY LOCATED
AVAILABLE IMMEDIATELY

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



[FIND ON GOOGLE MAPS](#)

THE SUBJECTS ARE PROMINENTLY LOCATED ON STATION ROAD

19B STATION ROAD | ABERDEEN | AB41 9AE

LOCATION

The subjects are prominently positioned on the south side of Station Road in Ellon, a town 16 miles north of Aberdeen on the A90 trunk road which leads to Peterhead and Fraserburgh.

The town supports a population of c. 10,000. Nearby occupiers include; The New Inn Hotel, Symposium Coffee House, Ythan Bakery, Nazma Tandoori, Shakes n' Cakes, Fraser's of Ellon and Virgin Bank.

DESCRIPTION

The subjects comprise a ground floor retail unit of granite construction, topped with a flat roof. Previously operated as a sunbed business, the property benefits from an open plan sales area and cellular space with staff welfare facilities located at the rear of the premises. The subjects are well lit with a mix of spot light and strip filament lighting throughout and benefit from wall mounted electric radiators.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	67.23	724

RENT

£8,000 per annum, exclusive of VAT.

PRICE

Upon application.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £8,200 effective from 01-APR-23.

There is potential for 100% rates relief under the Small Business Bonus Scheme.

LEASE TERMS

The properties will be available on Full Repairing and Insuring terms if a lease is agreed.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC can be made available upon request.

ENTRY

Upon agreement.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.



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AB41 9AE**

**TO LET /
FOR SALE
PROMINENT
RETAIL UNIT
67.23 SQ M
(724 SQ FT)**

GET IN TOUCH

Please get in touch with our letting agent for more details.

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