

TO LET

**FULLY FITTED
LICENCED
RESTAURANT
PREMISES**

Popular Deeside Location

**Opportunity to seat up to 60
covers**

Size: 200.8 SQM (2,161 SQFT)

Rent: £18,000 per annum

VIRTUAL TOUR 



75 HIGH STREET, BANCHORY, AB31 5TJ

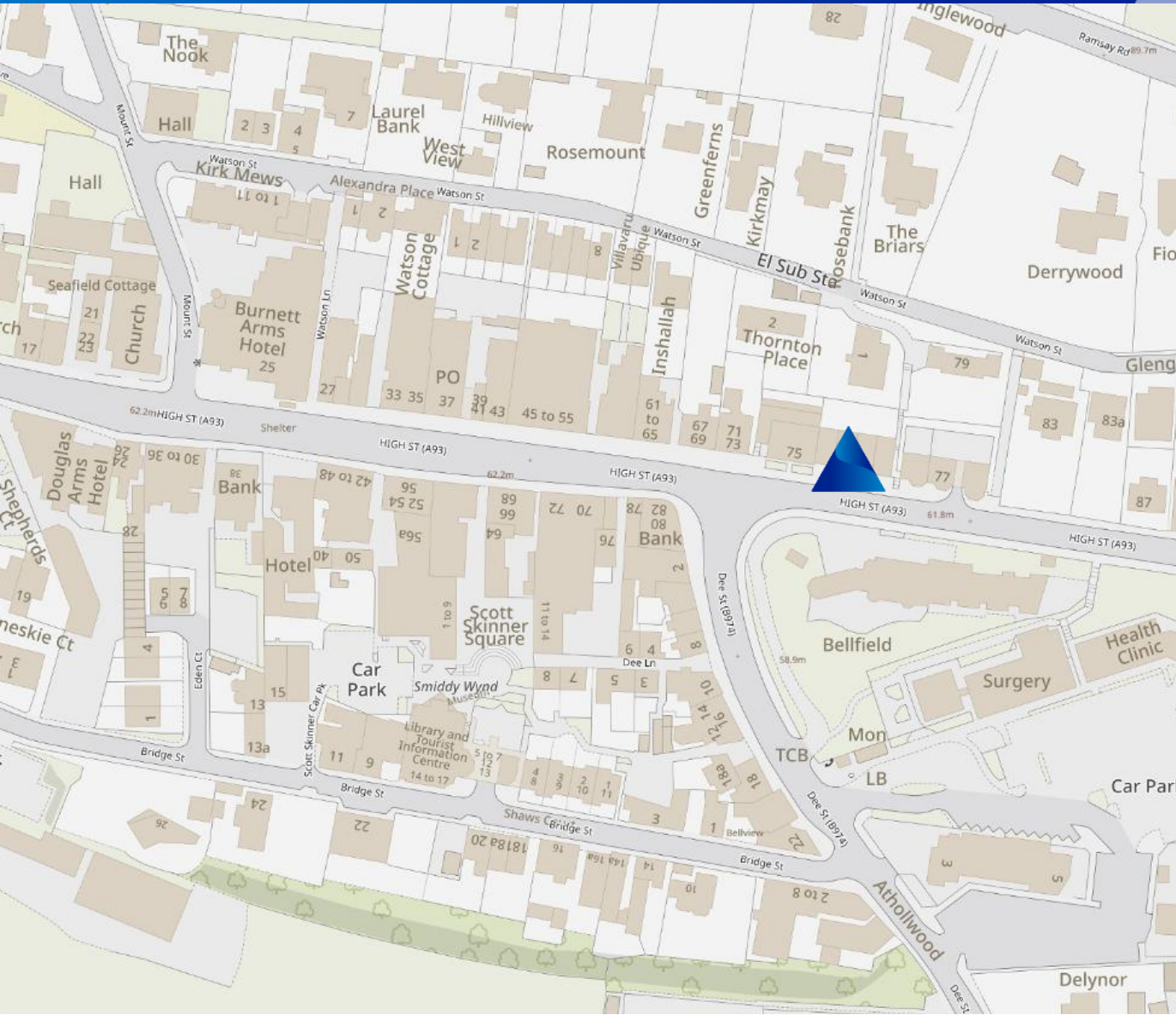
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Location

75 HIGH STREET, BANCHORY, AB31 5TJ



The subjects are within the popular Deeside town of Banchory, which is located some 17 miles west of Aberdeen. The subjects are situated on the High Street which forms part of the A93 route carrying traffic from Aberdeen through Banchory and thereafter onto Ballater and Braemar.

The subjects themselves are located on the north side of High Street close to its junction with Dee Street and therefore benefits from a central location with quick access to the road network and to the local amenities contained within the town and good visibility.

The surrounding area is a mix of commercial/retail operators at ground floor with offices/residential at upper floor levels. Commercial occupiers within the immediate vicinity include Hughes Macdonald & Davidson, Raeburn Christie Clark & Wallace, and Andrew Bowie MP.



Fully Fitted Licensed Restaurant



FIND ON GOOGLE MAPS



Description

75 HIGH STREET, BANCHORY, AB31 5TJ



The subjects comprise a fully fitted restaurant contained within the first floor of a two storey end terraced property of stone construction. Entry to the subjects is via a glazed pedestrian door to the rear which is accessed via an external staircase to the right of the property.

Internally, the subjects provide a large open plan seating and bar area, a fully fitted commercial kitchen, staff areas and W.C. facilities. Flooring throughout the restaurant is overlaid in carpet and walls and ceilings are painted plasterboard. The restaurant benefits from extensive glazing throughout, providing ample natural light. Artificial lighting is by way of pendant light fittings in the restaurant and strip lights in the kitchen and staff areas.

Accommodation

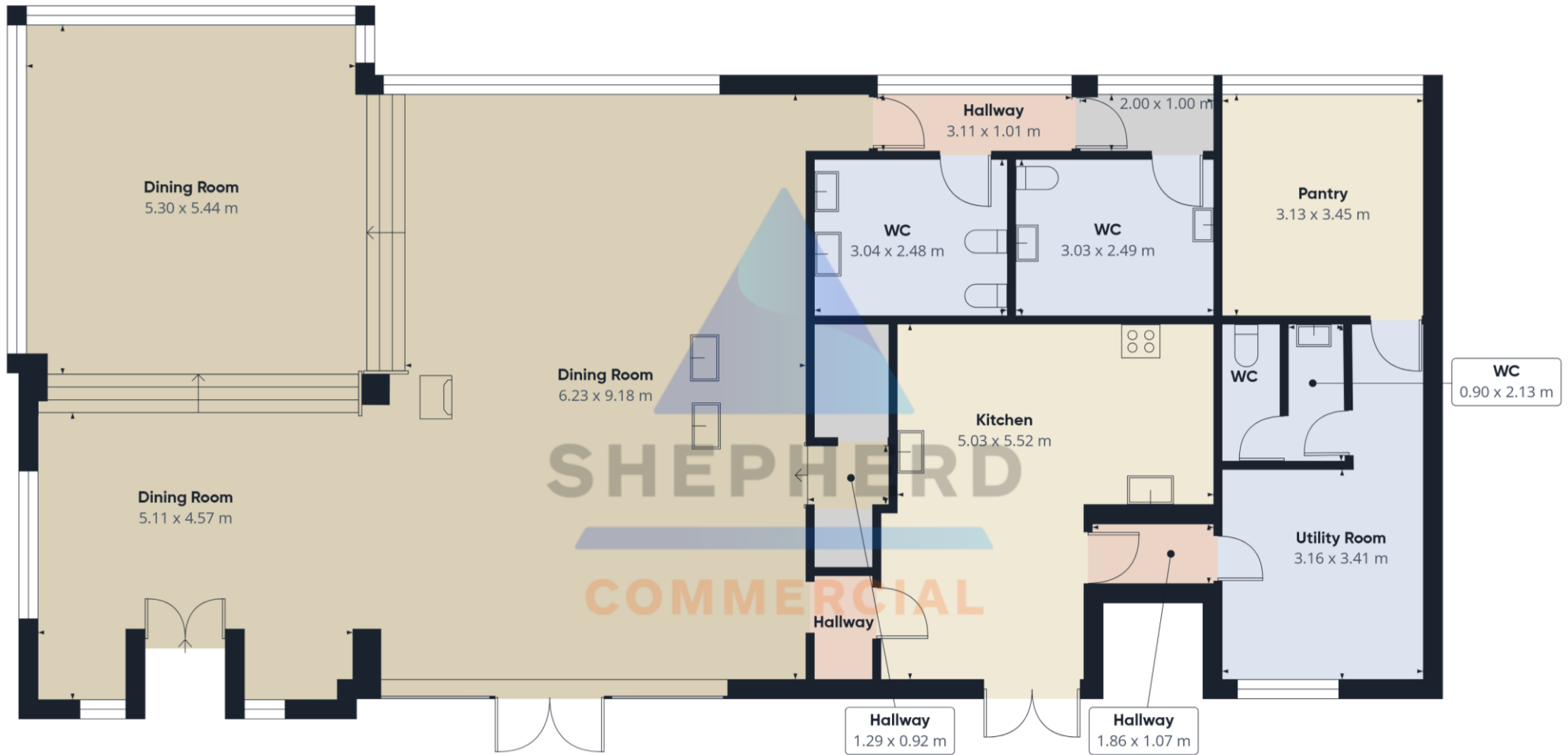
	m ²	ft ²
TOTAL	200.8	2,161

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



Floor Plan

75 HIGH STREET, BANCHORY, AB31 5TJ





Rental

£18,000 per annum exclusive of VAT and payable quarterly in advance.

Premium

A premium is sought for the fixtures and fittings with further details available upon request.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration under Full Repairing and Insuring Terms.

Rateable Value

The subjects are currently entered into the Valuation Roll at a rateable value of £17,750.

The subjects would be eligible for 11.25% discount via the Small Business Bonus Scheme, resulting in a Net Liability of £7,845.06 to qualifying occupiers. Further details are available upon request.

Energy Performance Certificate

An Energy Performance Certificate and a recommendation report are 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 incoming 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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Shepherd Chartered Surveyors

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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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