

FOR SALE

Development Sites

Planning Approved for 5 Units

**Retail, Food and Drink and
Takeaway, subject to planning**

Site Area – 0.48 acres

Price - £140,000



RETAIL DEVELOPMENT, HILL OF BANCHORY, AB31 5BQ

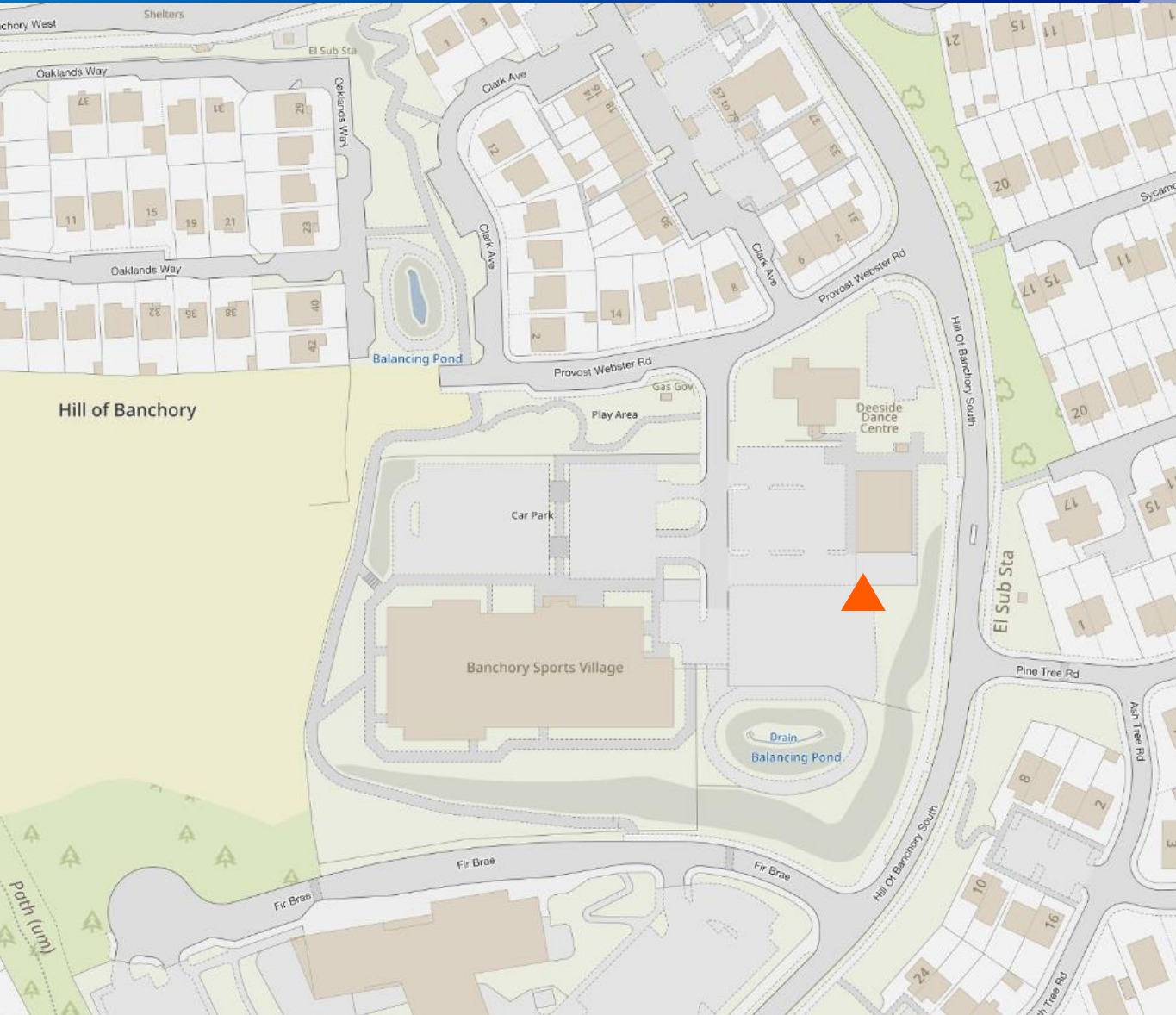
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Melanie Grant melanie.grant@shepherd.co.uk





Location

DEVELOPMENT SITES, HILL OF BANCHORY, AB31 5BQ



The subjects are located within the popular Deeside town of Banchory approximately 17 miles west of Aberdeen. The town serves as one of the main service and employment centres in the area with a population of approximately 8,000 persons.

The subjects themselves are located within The Hill of Banchory Development, which has seen a significant amount of both commercial and residential developments recently. The area is easily accessible from all directions and is near to the A93, which is the main route from Aberdeen to Ballater. The subjects are further located in close proximity to the Banchory Sports Village & Swimming pool, the Hill of Banchory Primary School and Banchory Business Centres 1 and 2 along with residential developments.

The subjects are located immediately adjacent to a Co-op convenience store further enhancing the area.



Retail Development Opportunity in Hill of Banchory

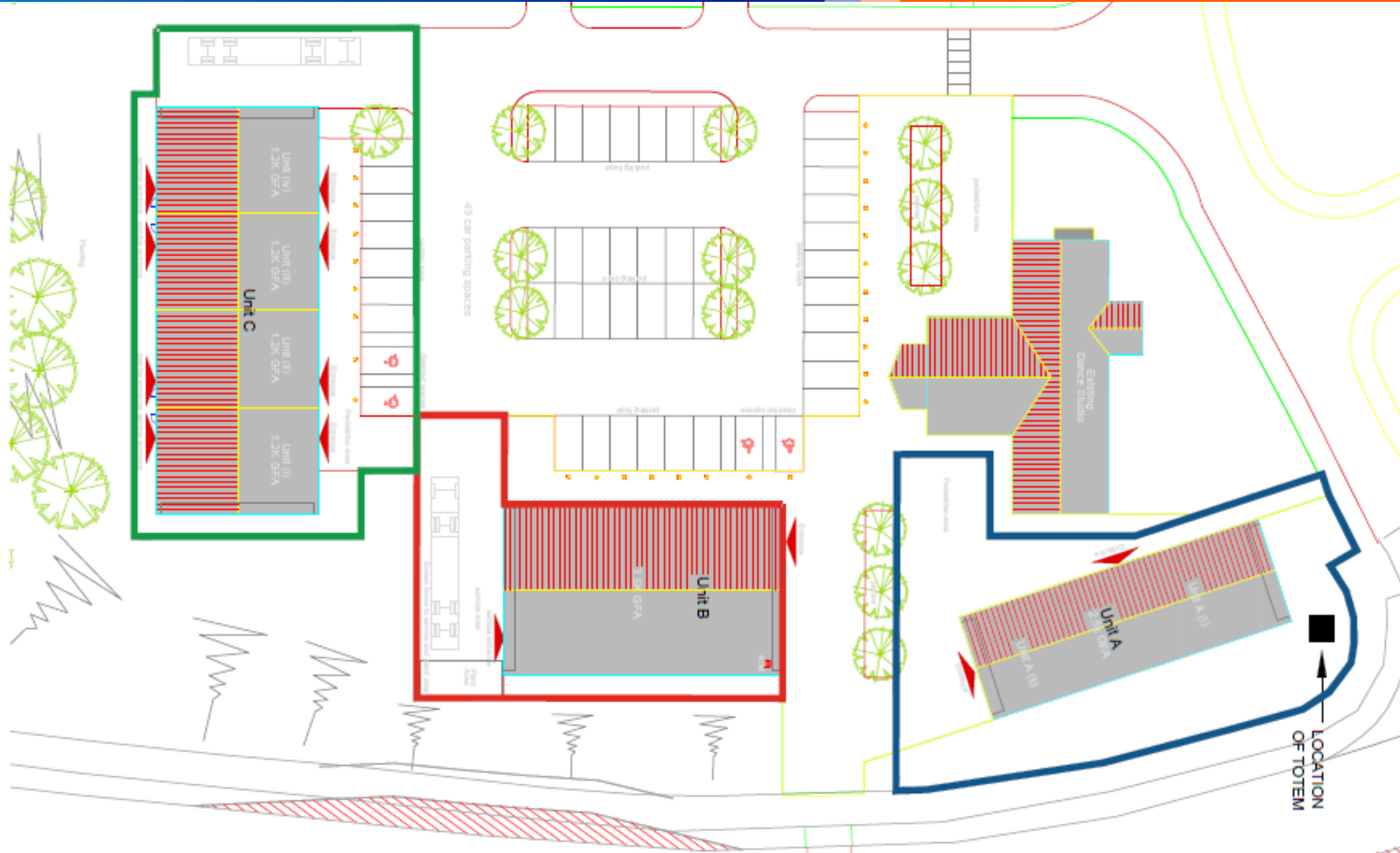


FIND ON GOOGLE MAPS



Floor Plans

DEVELOPMENT SITES, HILL OF BANCHORY, AB31 5BQ





Site Area

The sites extend as follows:

Site A – 0.07 ha (0.18 acres)

Site C – 0.12 ha (0.30 acres)

Total – 0.19 ha (0.48 acres)

The above site areas have been calculated using online mapping software and will require to be verified.

Accommodation

	m ²	ft ²
Unit A	232.25	2,500
Unit C1	111.5	1,200
Unit C2	111.5	1,200
Unit C 3	111.5	1,200
Unit C 4	111.5	1,200
TOTAL	678.25	7,300

Planning

The subjects are included in Planning Application APP/2018/0257 for the Erection of 3 Retail/Commercial Units (Class 1, 2 and 3) Including Car Parking

Further information on the planning applications can be found by clicking [here](#)

Price

£140,000 exclusive of VAT

EPC

The subjects will require to be assessed upon completion.

Service charge

There shall be a service charge for the upkeep and maintenance of the common areas of the estate with further detail available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred with the purchaser being responsible for any Registration Dues and LBTT where applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Melanie Grant

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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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