

FOR SALE

RETAIL PREMISES

Rare opportunity to purchase in Braemar

Popular tourist location

Extension to rear suitable for further redevelopment

Size – 175.08 SQM (1,884 SQFT)

Price - £200,000



WHAT 3 WORDS

THE OLD BAKERY, 18 MAR ROAD, BRAEMAR, AB35 5YL

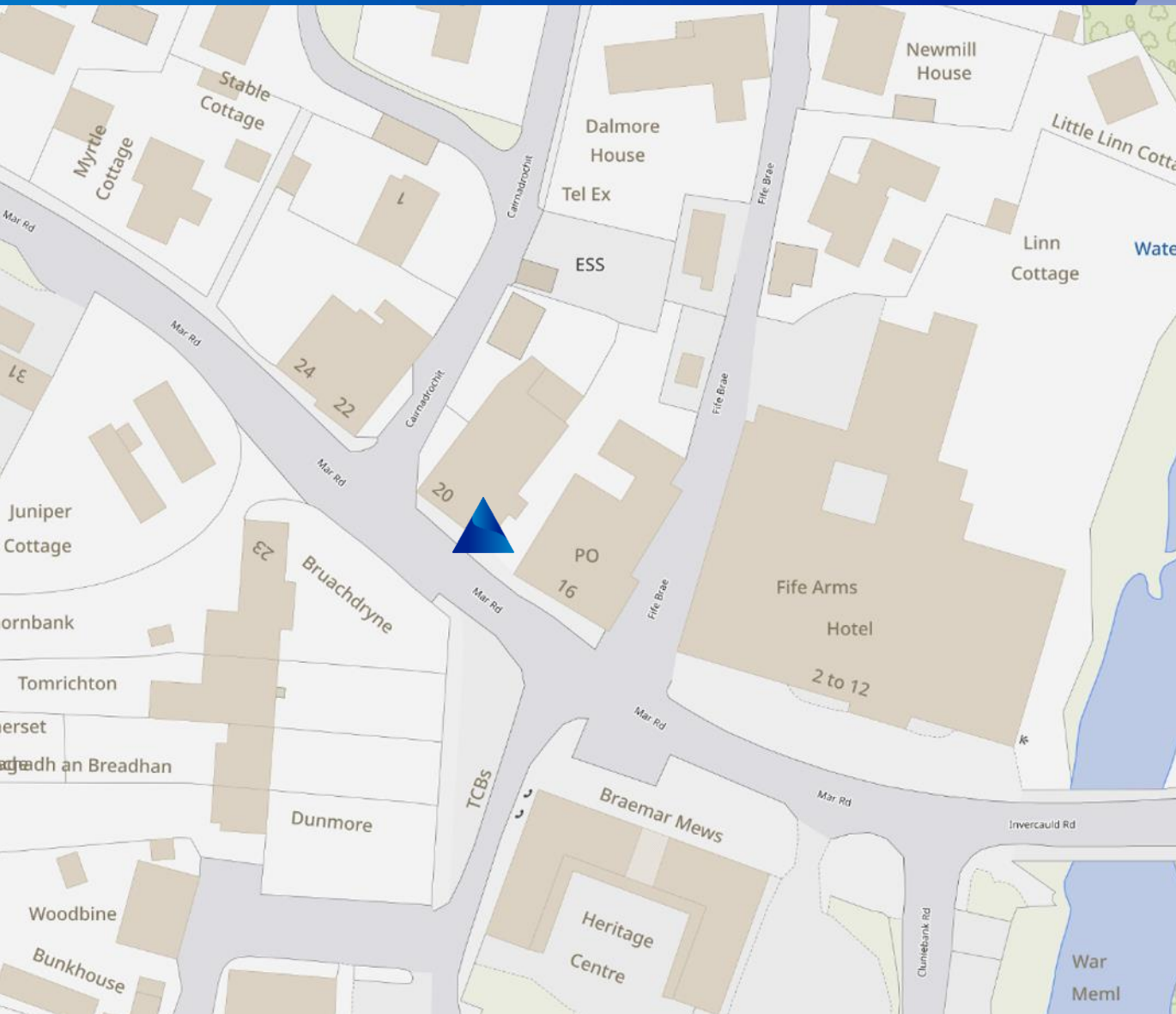
CONTACT: Mark McQueen | mark.mcqueen@shepherd.co.uk | 01224 202828 | shepherd.co.uk
James Cavanagh | james.cavanagh@shepherd.co.uk | 01224 202814 | shepherd.co.uk





Location

THE OLD BAKERY, 18 MAR ROAD, BRAEMAR,
AB35 5YL



The subjects are located within the heart of Braemar, which is situated around 60 miles west of Aberdeen. Braemar forms part of the Cairngorms National Park set amidst breathtaking scenery, where a wealth of outdoor activities are available. As a result, Braemar is a very popular tourist destination and attracts a large number of visitors throughout the year.

The subjects themselves are situated on the north side of Mar Road, between its junctions with Fife Brae and Cairndrochit Road, within the village centre. Surrounding occupiers are in a mix of commercial and residential uses.

Commercial occupiers in the vicinity include Greens of Braemar, Gordon's Tearoom and The Fife Arms Hotel.

**Retail Premises Within Popular
Tourist Location**



FIND ON GOOGLE MAPS



Description

THE OLD BAKERY, 18 MAR ROAD, BRAEMAR,
AB35 5YL



The subjects comprise a modernised retail premises within a semi-detached traditional building, with single storey extension to the rear. The original building to the front forms a single storey and attic property of granite and slate construction incorporating dormer projections with access taken via a timber pedestrian door at the corner. The subjects have display windows to the front and side with traditional signage fascia above.

To the rear, there is a single storey extension of blockwork construction, externally harled/painted and has a flat roof over. Windows to this section are timber framed and single glazed.

Internally, the front part of the subjects comprises a small retail unit. The shop has an open plan layout and has a lino covered floor, plastic panelled walls and ceilings and recessed spot fittings. A small storeroom is located to the rear of this area.

The rear extension is separately accessed from the side of the property. This section is currently finished to a basic standard with two WCs located in this area.

Accommodation

	m ²	ft ²
Retail Unit	41.63	448
Rear Extension	133.45	1,436
TOTAL	175.08	1,884

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

£200,000 exclusive of VAT is sought for our client's interest in the premises.

Planning

The subjects previously obtained Part Change of Use and Alterations and Extension to Bakery to Form 3 Commercial Units (Class 1 Retail; 2 Financial Professional or other services; or, 4 Business) with further information available at: <https://upa.aberdeenshire.gov.uk/online-applications/caseDetails.do?keyVal=QCHKAXCAH3V00&caseType=Application>

The change of use has now lapsed.

Redeveloped Areas

The above change of use allowed for the following:

	m ²	ft ²
Retail unit with extension	82.78	891
Unit 2	35.40	381
Unit 3	27.00	290
Unit 4	24.00	258
Total	169.18	1,820

Rateable Value

The Rateable Value for the subjects as of 1st April 2026 is shown on the Scottish Assessors' website as £8,100.

The subjects would therefore be eligible for small business rates relief should a qualifying occupier be identified thus no rates would be payable.

Energy Performance Certificate

The subjects currently have an EPC rating of 'G'.

Further information and a recommendations report are available to seriously interested parties upon 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:



Mark McQueen

mark.mcqueen@shepherd.co.uk



James Cavanagh

james.cavanagh@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



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.

shepherd.co.uk