



TO LET

Retail Premises

Prominent location close to high street

Move in ready condition

100% rates relief available to qualifying applicants

Size: 38.74 sqm (417 sqft)

Rental : £6,000 pa



WHAT 3 WORDS

**13 SCOTT SKINNER SQUARE, BANCHORY,
ABERDEENSHIRE, AB31 5SE**

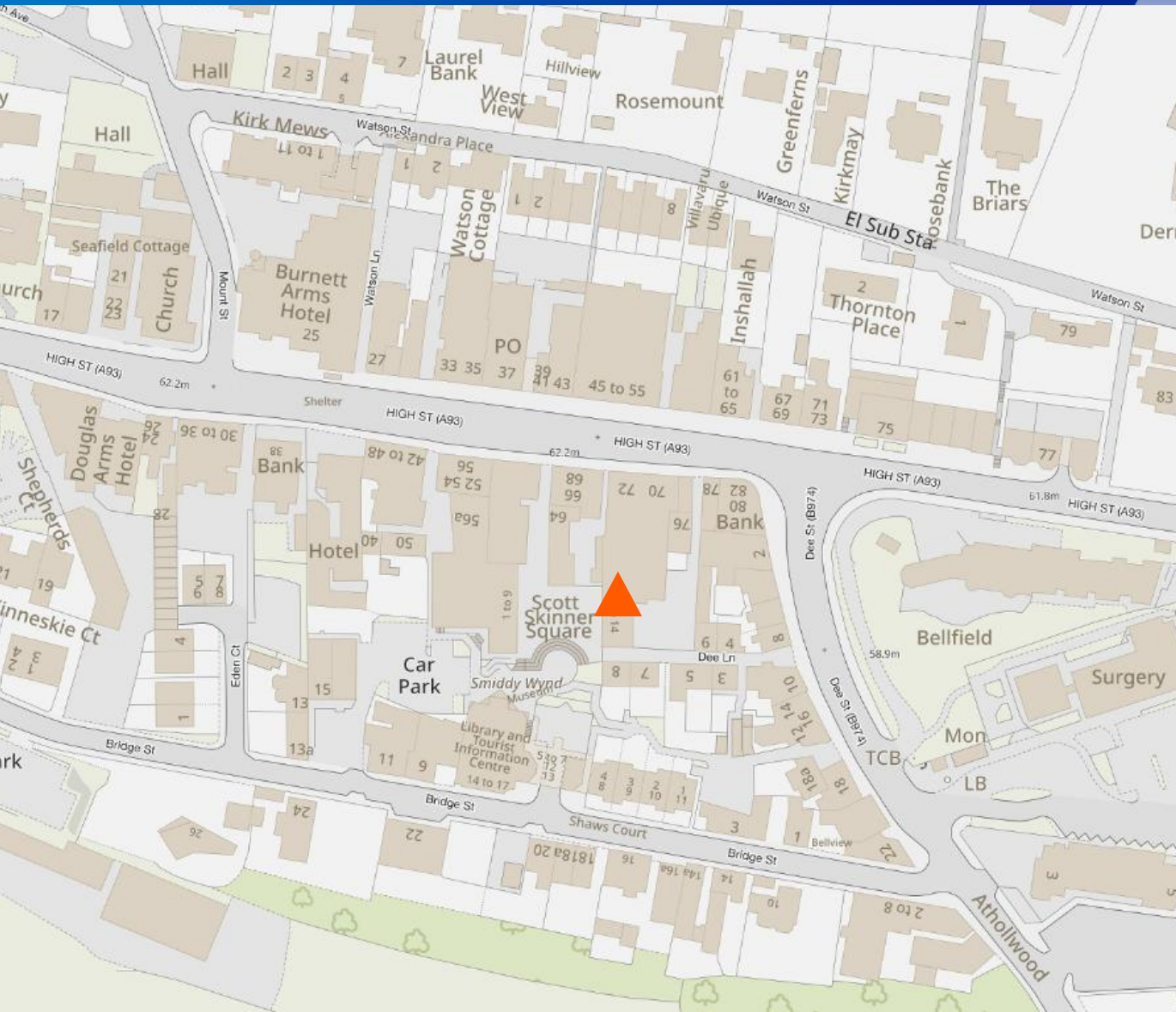
CONTACT: Shona Boyd shona.boyd@shepherd.co.uk | 01224 202814 | shepherd.co.uk
Melanie Grant, melanie.grant@shepherd.co.uk





Location

13 SCOTT SKINNER SQUARE, BANCHORY, AB31 5SE



The subjects are within the popular Deeside town of Banchory, which is located some 17 miles west of Aberdeen. The town serves as one of the main service and employment centres in the area and offers a variety of services and facilities.

The subjects themselves are located on Scott Skinner Square, a pedestrianised area to the south of the High Street accessed by a pedestrian walkway/lane. Surrounding properties are of similar commercial usage at ground level with predominantly residential use within the upper floors.

The square is home to a number of local businesses including Fiddes Architects Hair for Men, Studio 1 Gift Shop and That Pancake Place.



FIND ON GOOGLE MAPS



Description

13 SCOTT SKINNER SQUARE, BANCHORY, AB31 5SE



The subjects comprise of a ground floor retail unit of a two-storey granite building in blockwork design with roof pitched and slated above. The unit benefits from a double-glazed glass front elevation of timber framed design facing onto the square, next to which access to the property can be found through a single door of similar design.

Internally the subjects comprise of an open plan retail premises with a tea prep and staff W.C facilities. The subjects are finished to a modern standard, ready for immediate occupation. The flooring is of a laminate wooden style overlay, with painted plasterboard walls and ceilings. Natural lighting is provided via the unit's windows display, with artificial lighting provided via spotlight fittings.

Car parking is available within the immediate vicinity via local authority car parks on Bridge Street and at Bellfield.

Accommodation

	m ²	ft ²
Ground Floor	38.74	418

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).



Rental

£6,000 per annum is sought.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £4,700.

Qualifying occupants would be eligible to 100% rates relief, with further information available on request.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of G.

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:



Shona Boyd

Shona.boyd@shepherd.co.uk



Melanie Grant

Melanie.grant@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