TO LET/FOR SALE

Restaurant / Hot Food Opportunity

Prominent Town Centre Location

Private Car Parking Provision

Size – 192.17 sqm (2,069 sqft)

Rental £17,500 per annum

Price - £150,000

VIRTUAL TOUR 360°

3 DEE STREET, BANCHORY, AB31 5ST

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Location

The subjects are situated 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 including a vibrant town centre.

More specifically the subjects are located on the east side of Dee Street, which forms part of the A93 route carrying traffic from Aberdeen through Banchory and thereafter onto Ballater and Braemar. The property is situated immediately adjacent the towns main public car park. Other commercial occupiers within the vicinity include Out There Active Wear, The Bellfield Takeaway and Country Ways.

Restaurant Opportunity in Banchory Town Centre

FIND ON GOOGLE MAPS

Description

The subject property comprises a restaurant /takeaway premises arranged over ground floor and first floor.

The main premises benefits from large levels of natural light due to extensive glazing to 3 elevations. The main restaurant areas is arranged over ground floor and has 2 lower half levels connected by steps providing approximately 50 covers. WC facilities are also located at ground floor.

The first floor of the property accommodates a fully fitted commercial kitchen which incorporates a dumb waiter to serve the ground floor. Heating within the building is by a gas fired central heating system

Car Parking

The building also benefits from its own private car park which can be accessed via Dee Street.

Additional parking is available surrounding the building via a public car park

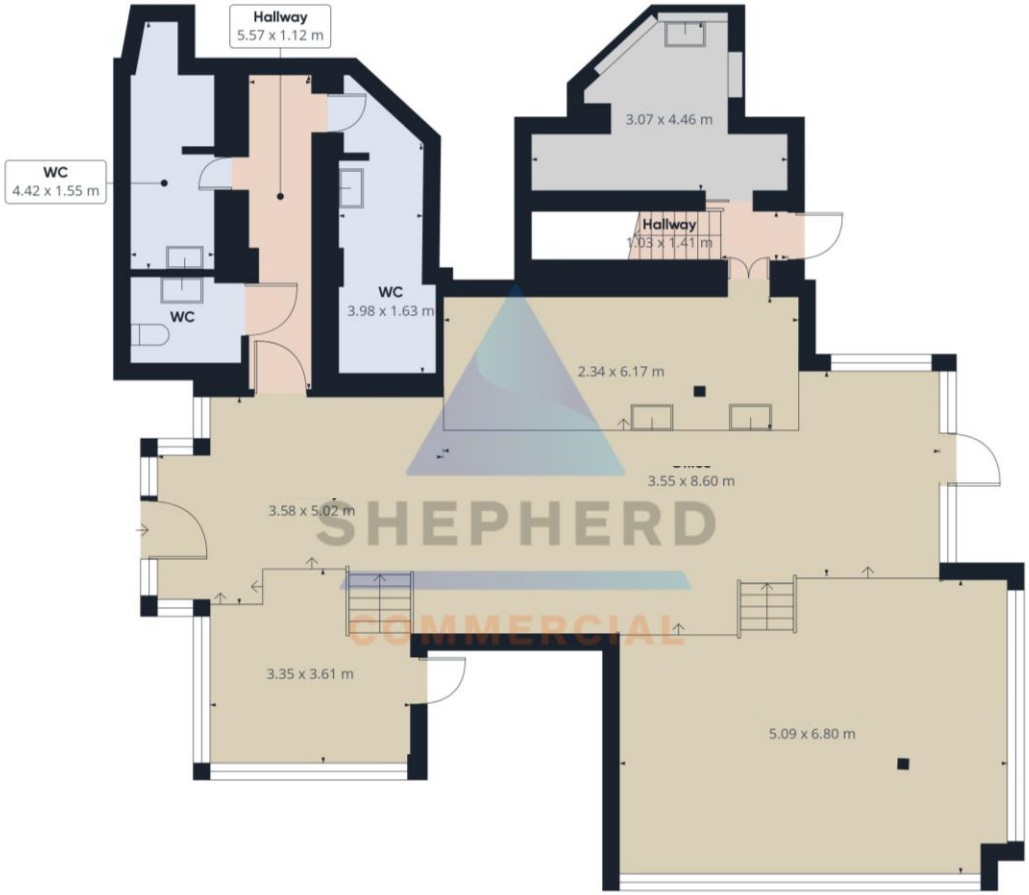
Accommodation

	m^2	ft^2
Ground Floor	144.37	1,554
First Floor	47.80	515
Total	**192.17**	**2,069**

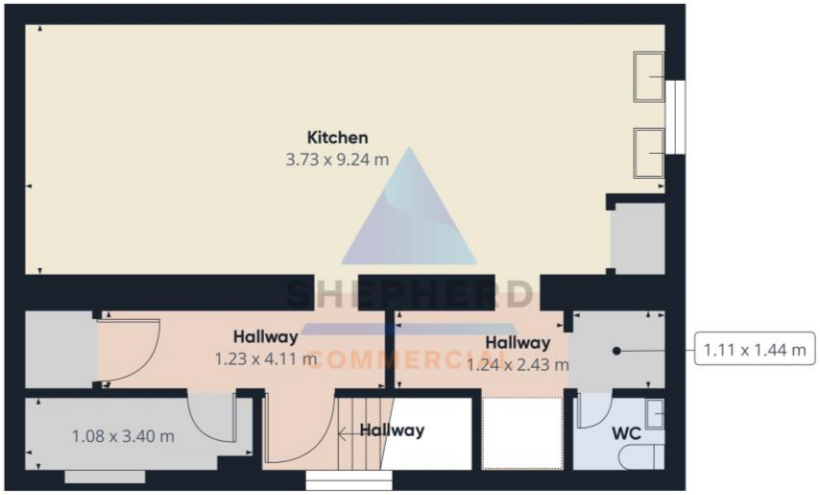
The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plans

3 DEE STREET, BANCHORY, AB31 5ST



Ground Floor



First Floor

The Detail

Rental

£17,500 per annum exclusive of VAT.

Lease Terms

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

Price

£150,000 is sought for our client's interest in the premises.

Use Class

The premises are permitted for use under Class 3 (Food & Drink) as per the Town and Country Planning (Scotland) Act 1997.

The premises are also assumed to be permitted for uses falling under Class 1A (Shops, financial, professional and other services).

Rateable Value

The Rateable Value as of April 1st 2026 for the subjects is shown on the Scottish Assessors' website as £24,250.

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 associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE APRIL 2025

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