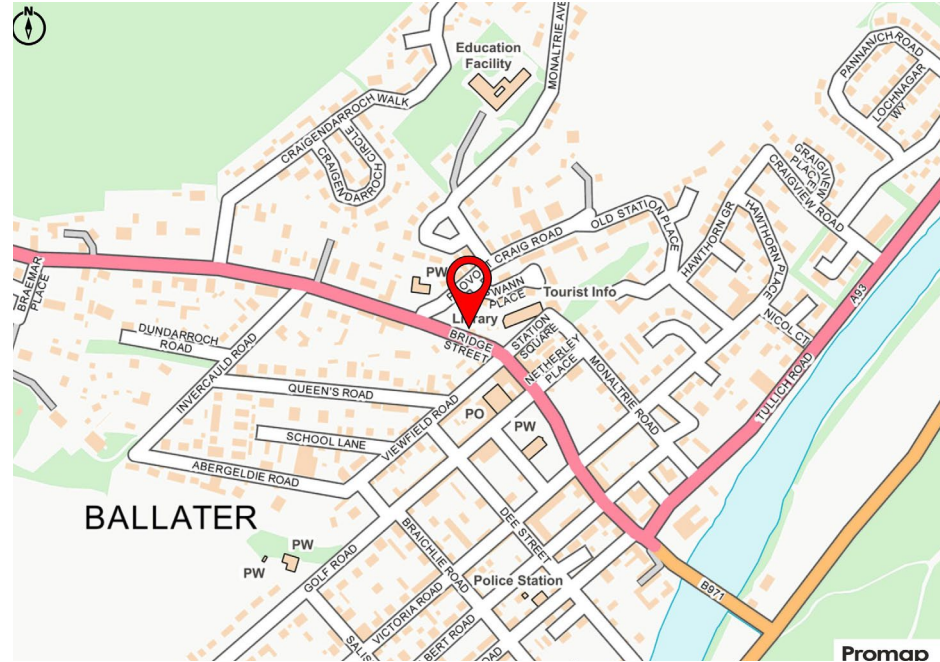


TO LET
RETAIL UNIT IN BALLATER



2 Braemar Road, Ballater, AB35 5RL

- Area: 688 sq. ft
- Prominently located in Ballater



To arrange a viewing please contact:



Alex Robb
Surveyor
alex.robbs@g-s.co.uk
07850 818 919



Molly Peeters
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303

LOCATION

The property is situated on the north side of Braemar Road, close to Station Square and occupies a prominent and central position within the popular village of Ballater on Royal Deeside, some 40 miles west of Aberdeen.

The main A93 trunk road from Aberdeen up Deeside to the Glenshee Ski Centre and beyond passes through Ballater immediately in front of the property.

The exact location of the property is highlighted on the plan for identification purposes only.

DESCRIPTION

The property comprises a detached retail shop building arranged over ground and basement floors of mixed construction with a mono pitched corrugated iron roof over. The shop frontage has two timber framed display windows and a central recessed entrance door. Internally, the ground floor sales area has a carpeted timber floor, painted timber

panelled walls and a plasterboard ceiling. Lighting is from fluorescent strip fittings.

A fixed timber stair leads down to a storage basement which has direct access to the public car park to the rear.

ACCOMMODATION

The property provides the following approximate floor areas:

ACCOMMODATION	SQ. M.	SQ. FT.
Ground Floor	38.8	417
Basement	25.2	271
TOTAL	64	688

RENT
£6,000 per annum

LEASE TERMS:

The property is offered on a new full repairing and insuring lease for a period to be agreed.

RATING

The subjects are currently entered into the Valuation Roll as follows: Rateable Value is £3,300.

ENERGY PERFORMANCE CERTIFICATE (EPC):

Full documentation is available on request.

VAT:

No Value Added Tax will be payable on the rental.

LEGAL COSTS:

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

VIEWING:

To arrange a viewing or for further information, please contact the sole letting agents.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: July 2025