

**FOR SALE**

**Investment  
Opportunity**

**Let to James & George Collie  
LLP**

**Long Established Occupier**

**Rental Income - £19,000 per  
annum (subject to reduced rent  
for first 5 years)**

**Lease Expiry – 30<sup>th</sup> September  
2039**

**Price – £200,000**



**20 ANN STREET, STONEHAVEN, AB39 2EN**

**CONTACT: Mark McQueen** [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk) | 01224 202800 | [shepherd.co.uk](http://shepherd.co.uk)





# Investment Summary

20 ANN STREET, STONEHAVEN, AB39 2EN



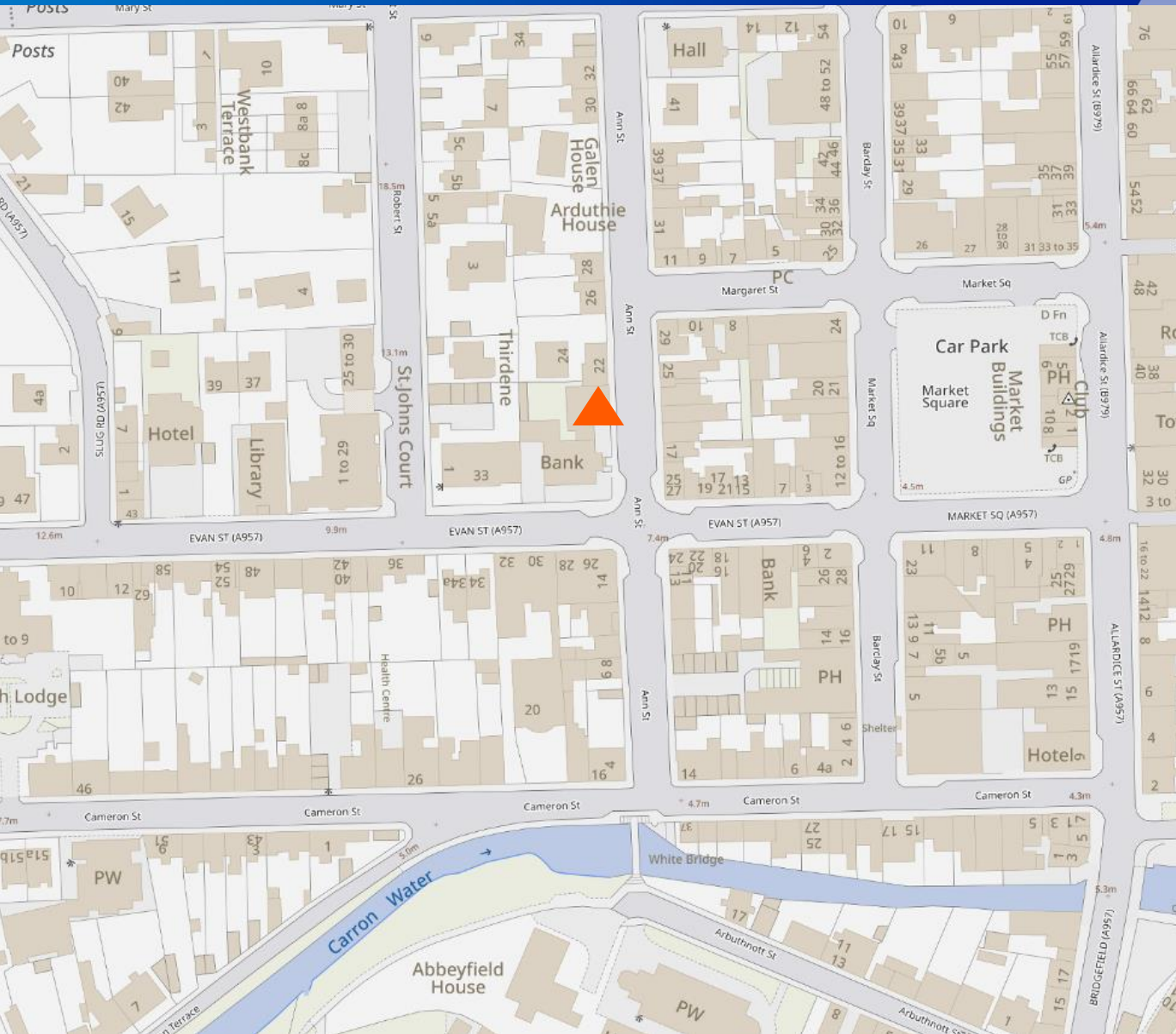
## The investment summary is as follows:

- Let to James & George Collie LLP
- Lease Expiry 30<sup>th</sup> September 2039, subject to a tenant only break option on 30<sup>th</sup> September 2034
- Passing Rent - £19,000 p.a. subject to a rental reduction spread over the first 5 years of the lease
- 5 yearly rent reviews
- FRI terms – Reduced repairing obligation over term of the lease
- Price - £200,000
- Net Initial Yield – 9.31%
- Tenant has been in occupation since circa 1984



# Location/Description

20 ANN STREET, STONEHAVEN, AB39 2EN



The property is located within the coastal town of Stonehaven which lies around 16 miles to the immediate south of Aberdeen City. Stonehaven benefits from easy access to the A90 route which runs in a southerly direction from Aberdeen city towards Dundee thus enabling easy commuting from the town itself.

The premises are located on Ann Street, within the Town Centre, all local amenities are within easy reach with neighbouring occupiers being a mix of commercial and residential uses.

## Description

The opportunity comprises of traditional property that provides a reception area along with office accommodation and meeting rooms. The reception benefits from a large display window to the street. Internally, the accommodation is fitted for use as an estate agency.



FIND ON GOOGLE MAPS



## Accommodation

|                     | m <sup>2</sup> | ft <sup>2</sup> |
|---------------------|----------------|-----------------|
| <b>Ground Floor</b> | <b>162.67</b>  | <b>1,751</b>    |
| <b>Rear Stores</b>  | <b>35.23</b>   | <b>379</b>      |
| <b>Total</b>        | <b>197.90</b>  | <b>2,130</b>    |

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).

## Rent and Lease Terms:

The subjects are let to James & George Collie LLP for a period of 15 years from 30<sup>th</sup> September 2024 with a tenant only break option on the 10<sup>th</sup> anniversary of the date of entry. The passing rent is £19,000 per annum, although this is reduced by way of incentive to £17,100 per annum until the 5<sup>th</sup> anniversary of the date of entry.

The lease is on full repairing and insuring terms, although the tenant's liability is reduced for the term of the lease. Further information available upon request.

## Price

Offers over £200,000 are sought showing a net initial yield of 9.31%.

## 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.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## Energy Performance Certificate

The subjects currently have an EPC rating of "D"

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

## Get in Touch

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



**Mark McQueen**

[Mark.mcqueen@shepherd.co.uk](mailto:Mark.mcqueen@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](http://shepherd.co.uk)