

# RETAIL UNIT **TO LET** (MAY SELL)



**UNIT 6**  
**75 HIGH STREET, BANCHORY**  
**ABERDEENSHIRE AB31 5TJ**

## LOCATION

The property occupies a prominent site on the north side of High Street, the main shopping location within Banchory close to the junction with Dee Street.

Nearby occupiers include Raeburn, Christie, Clark and Wallace, Subway, RBS, TSB, Bank of Scotland and McColls. Banchory is located some 18 miles southwest of Aberdeen and is a popular commuter town and tourist resort.

The site is as shown on the street plan opposite for identification purposes only.

## DESCRIPTION

The premises comprise a ground floor retail unit within a modern two storey building of stone construction under a part pitched and slated/part glass covered roof.

## ACCOMMODATION

The following accommodation is provided:

### Ground Floor

Sales area with storage and toilet

### Net Internal Areas

69.3m<sup>2</sup> (746 sq ft)

## SERVICES

All main services are available.

## RATING ASSESSMENT

The property is entered in the current valuation roll as follows:

Net & Rateable Value – £14,750

The Uniform Business Rate for the year 2017/2018 is 46.6p in the £.

This property qualifies for a 100% relief under the Small Business Bonus Scheme.

## LEASE TERMS

The property is available on a new Full Repairing and Insuring Lease for a period to be negotiated incorporating periodic upward only rent reviews.

## RENTAL

£15,000 per annum, exclusive.

## PRICE

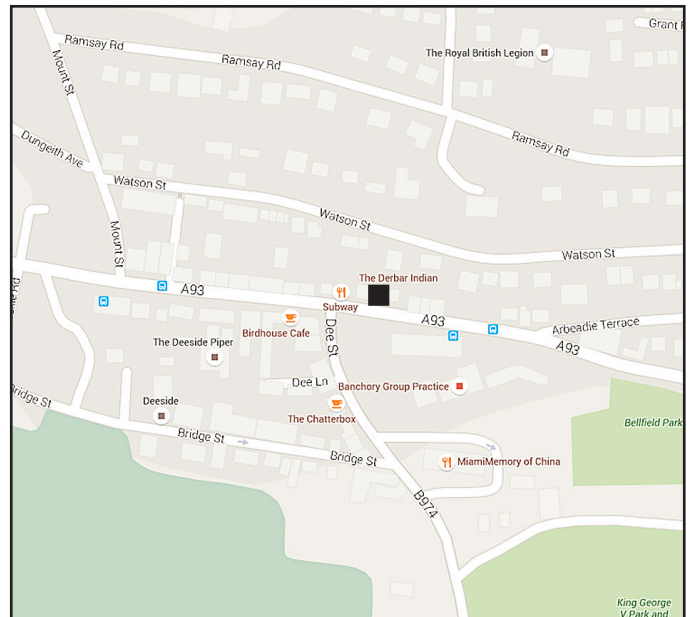
Alternatively our clients may consider a sale of the freehold interest.

## V.A.T.

No VAT will be payable on the rent.

## ENTRY

By arrangement.



## EPC

This property has an Energy Performance Rating of G. Further details on request.

## 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.

## OFFERS & VIEWINGS

All offers should be submitted in writing to the sole agent who will also make arrangements to view.