

FOR SALE

Fully Fitted Soft Play

Size – 274.83 sqm / 2,958 sqft

Leisure Facility in prominent
beachfront location

Suitable for alternative uses
subject to planning

Subject to a ground lease

Price - Offer over
£350,000



FIND ON GOOGLE MAPS

**SCALLYWAGS, BEACH PROMENADE, STONEHAVEN AB39
2RD**

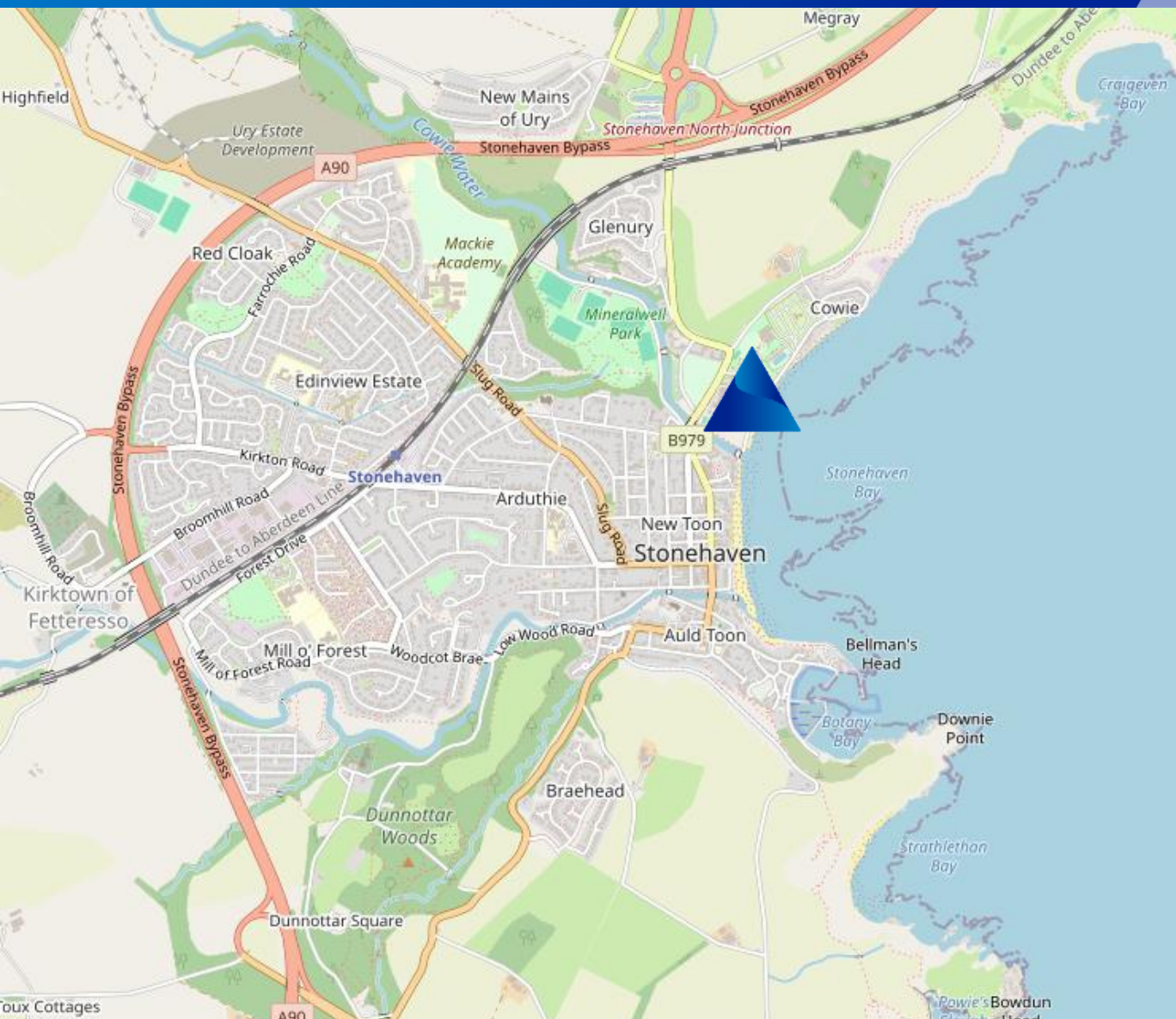
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Location

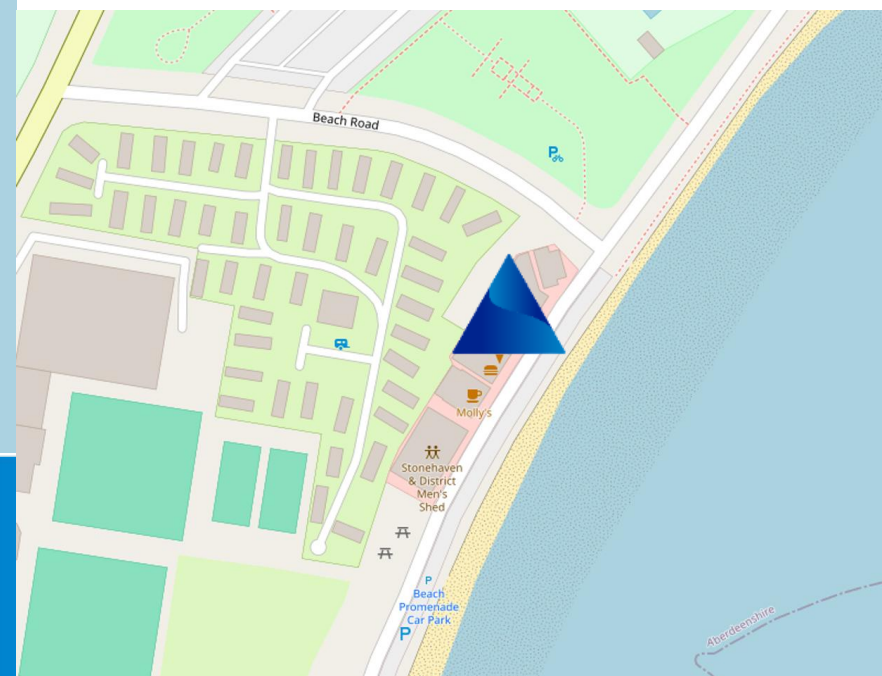
SCALLYWAGS, BEACH PROMENADE,
STONEHAVEN AB39 2RD



The subjects are situated on the Beach front promenade of Stonehaven near the junction with Beach Road just a short distance from Allardice Street (B979), the main thoroughfare through the town.

The area itself is primarily of a leisure use with surrounding occupiers including Aunty Bettys, The Bay Fish and Chips, Molly café bar, Stonehaven's open air pool and the Queen Elizabeth Caravan Park. Free on street parking available on the promenade.

The property is also just a short distance away from the AWPR connection which has enhanced the accessibility of Stonehaven and the popularity of the Beach front promenade.



Fully Fitted Softplay on prominent location



Description

SCALLYWAGS, BEACH PROMENADE,
STONEHAVEN AB39 2RD



The subjects comprise of a ground floor unit contained within a single storey building of blockwork construction which has a partial roughcast finish and a mono pitched roof above. The premises benefit from frontage on the Beach Promenade with a large recessed window with signage above and a partial glazed pedestrian door to the side which provides entrance through the café area.

Internally, the subjects are utilised as a children's soft play area and cafe with a customer toilet to the front with an office, storage areas and staff W.C. facilities to the rear. The flooring is of a solid concrete design with areas having a vinyl finish. The walls and ceiling are painted plaster board. Lighting is provided by incorporated spotlights and fluorescent fittings with space heating provided by a mix of electronic panels and air conditioning (HVAC) units.

Accommodation

	m ²	ft ²
Ground Floor	274.83	2,958

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).



Price

Offers in excess of £350,000 are invited for our clients interest.

Current Fit Out

Details of what is included in the sale can be provided to interested parties upon request.

Ground Lease

The site is subject to 2 ground leases at a passing rental of £4,000pa and £4,400pa and further details can be provided to interested parties upon request.

Rateable Value

The subjects are currently entered into the valuation roll with a rateable value of £26,750. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value

Energy Performance Certificate

Available upon request.

VAT

All rents, prices, premiums etc., are quoted exclusive of VAT

Legal Costs

Each Party shall bear their own legal costs associated with the transaction with the purchaser being responsible for any registration dues, LBTT, etc.. The cost to obtain ground lease holders consent shall be split equally between both parties.



Get in Touch

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



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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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