

TO LET

Office/Retail Use

Prime location within Banchory town centre

Close to Dee Street car park

Flexible lease terms

Available from 13 November 2026

Size – 57.01 SQM (613 SQFT)

Rental - £6,000 per annum

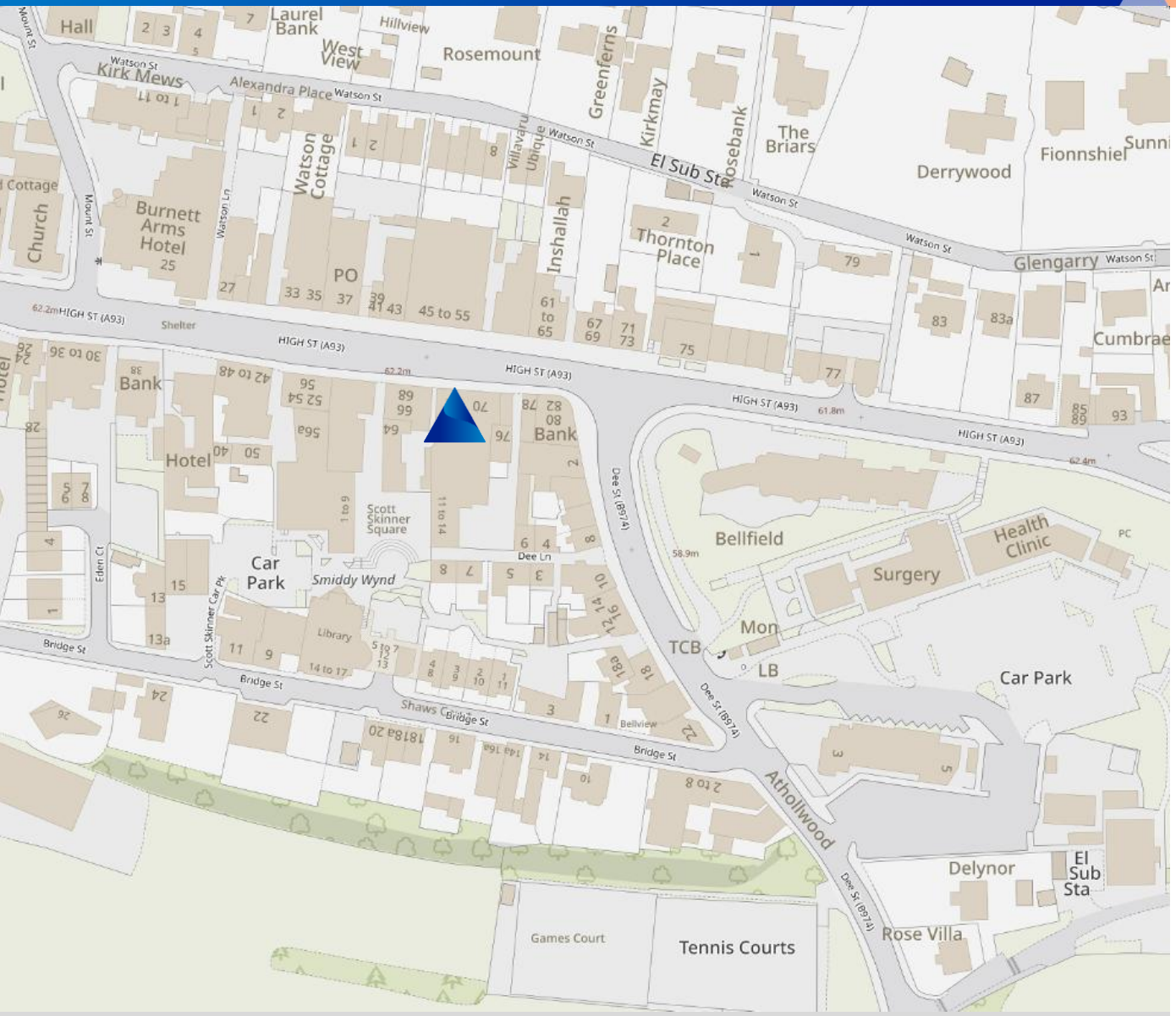
1ST FLOOR, 72A HIGH STREET, BANCHORY, AB31 5SS

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COMMERCIAL

Location/Description

1ST FLOOR, 72A HIGH STREET, BANCHORY, AB31 5SS



Location

The subjects are within the popular Deeside town of Banchory, which is located approximately 17 miles west of Aberdeen. The town can be accessed via the A93 which continues to Ballater and Braemar. The population of Banchory is understood to be around 7,500.

The subjects themselves are situated on the south side of High Street, which is considered the main retailing throughfare through the town of Banchory. As consequence, the property benefits from high level of footfall and passing trade.

The surrounding area is mostly commercial in nature with neighbouring occupiers including Greens, Bank of Scotland and Davidsons Chemists. The premises also benefits being a short distance from the town's main car park.

Description

The subjects comprise a first-floor office unit contained within a one and a half semi-detached building, and entry is from the High Street itself. The main building is of traditional construction incorporating dormer projections.

Internally, the subject provide three cellular offices arranged over first floor along with a small kitchenette to the rear of the main office area. A dedicated single W.C facility can be found on the entrance stairwell. Artificial light is by way of fluorescent light fitments. The office unit comprises electric heating and there is a ladder access system to the attic which can be used for additional storage.

Centrally located premises

FIND ON GOOGLE MAPS

The Detail

Accommodation

	m^2	ft^2
TOTAL	57.01	613

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).

Rental

£6,000 per annum.

Lease Terms

The premises are available on the basis of new licence to occupy of negotiable duration

Rateable Value

The Rateable Value for the property as of 1st April 2026 is shown on the Scottish Assessors' website as £5,600.

Incoming occupier can also benefit from the Small Business Bonus Scheme with 100% relief https://www.mygov.scot/non-domestic-rates-relief/small-business

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 incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Parking

One car parking space available for lease by separate negotiation.

Get in Touch

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

James Cavanagh
james.cavanagh@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.

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