


# FOR SALE

## RETAIL PREMISES

**Size – 90.79 SQM (977 SQFT)**

**Suitable for a variety of uses**

**100% rates relief available to qualifying occupiers**

**Price - £50,000**

WHAT 3 WORDS

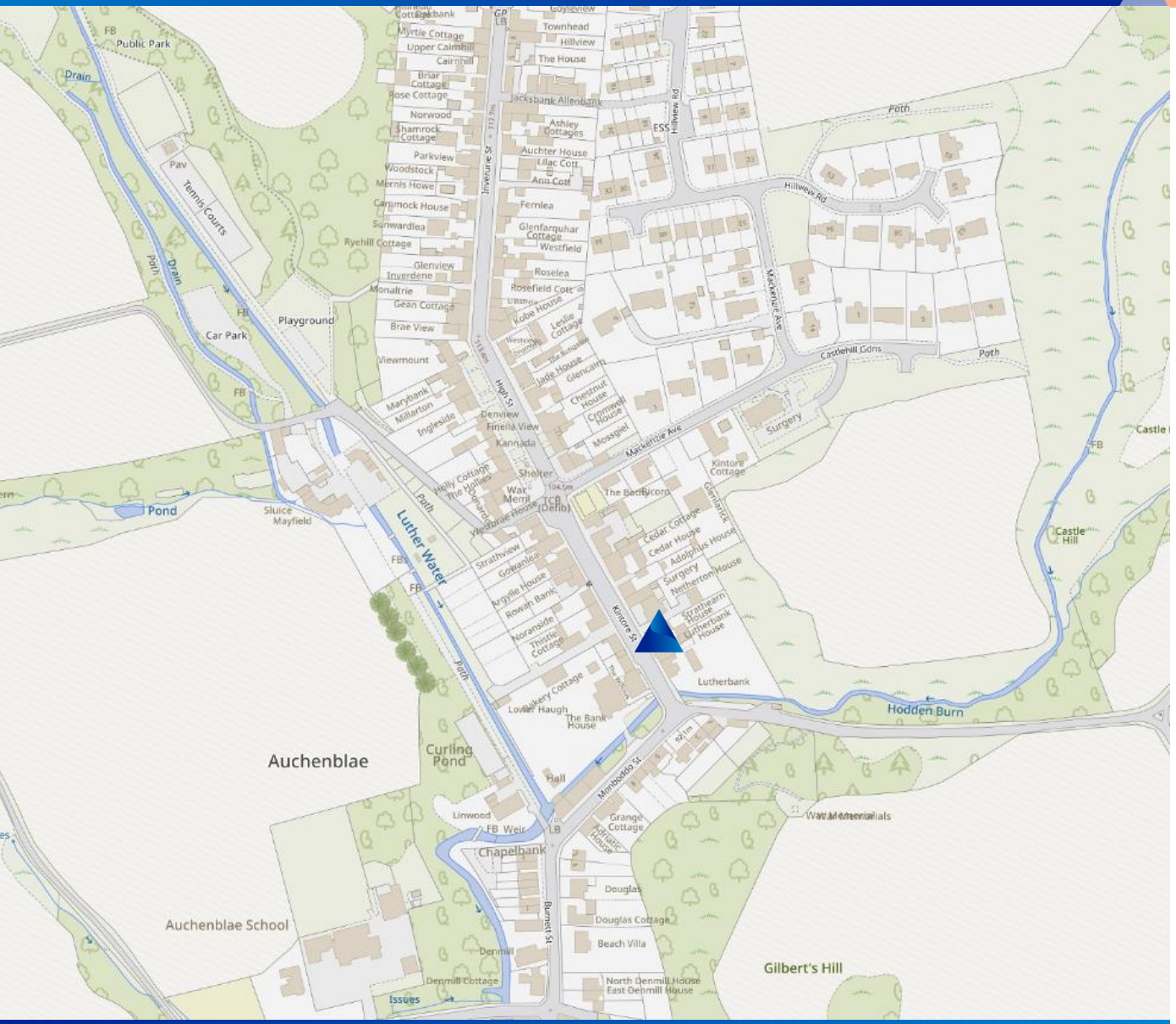
## SHOP, KINTORE STREET, AUCHENBLAE, AB30 1XP

**CONTACT: James Cavanagh** james.cavanagh@shepherd.co.uk | 01224 202800 | **shepherd.co.uk**

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# Location






**The subjects are situated within Auchenblae, a small village within a mixed residential/agricultural location, approximately 30 miles southwest of Aberdeen. The location gives quick access to the A90 dual carriageway and therefore the local/national road networks and is considered primarily a commuter location for Aberdeen or Dundee.**

The subjects themselves are located on the east side of Kintore Street, between its junctions with Monboddo Street and MacKenzie Avenue. The surrounding occupiers are predominantly residential in usage.

FIND ON GOOGLE MAPS

# Description







**The subjects comprise the ground floor of a two-storey, end-terraced property. The building of which the subjects form part is of stonework construction, with a pitched slate roof over. To the front, the property has two timber framed, single glazed windows with access via a pedestrian door to the centre all with fascia signage over.**

Internally, the property is divided to provide an open plan, 'L' shaped retail space, with storage and staff accommodation to the rear. The retail areas have suspended timber floors overlaid in lino and painted plasterboard lined walls and ceilings. Artificial lighting is provided via basic strip fitments throughout. A single WC completes the subjects.

## Accommodation

| | $m^2$ | $ft^2$ |
|---|---|---|
| **Ground Floor** | 90.79 | 977 |

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).

# The Detail



## Price

£50,000 exclusive of VAT is sought for our client's interest in the premises.

## Rateable Value

The Rateable Value as of April 1st 2026 for the subjects is shown on the Scottish Assessors' website as £4,000.

The subjects would therefore qualify for 100% Small Business Rates Relief should a qualifying occupier be identified.

## Energy Performance Certificate

The subjects currently have an EPC rating of 'B'.

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.

## 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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