

TO LET / FOR SALE

Retail Premises

- Town Centre Location
- Suitable for a Variety of Uses
- Size – 123.9 SQM (1,334 SQFT)
- **Rental - £13,000 Per Annum**
- **Price - £120,000**

VIRTUAL TOUR 360°

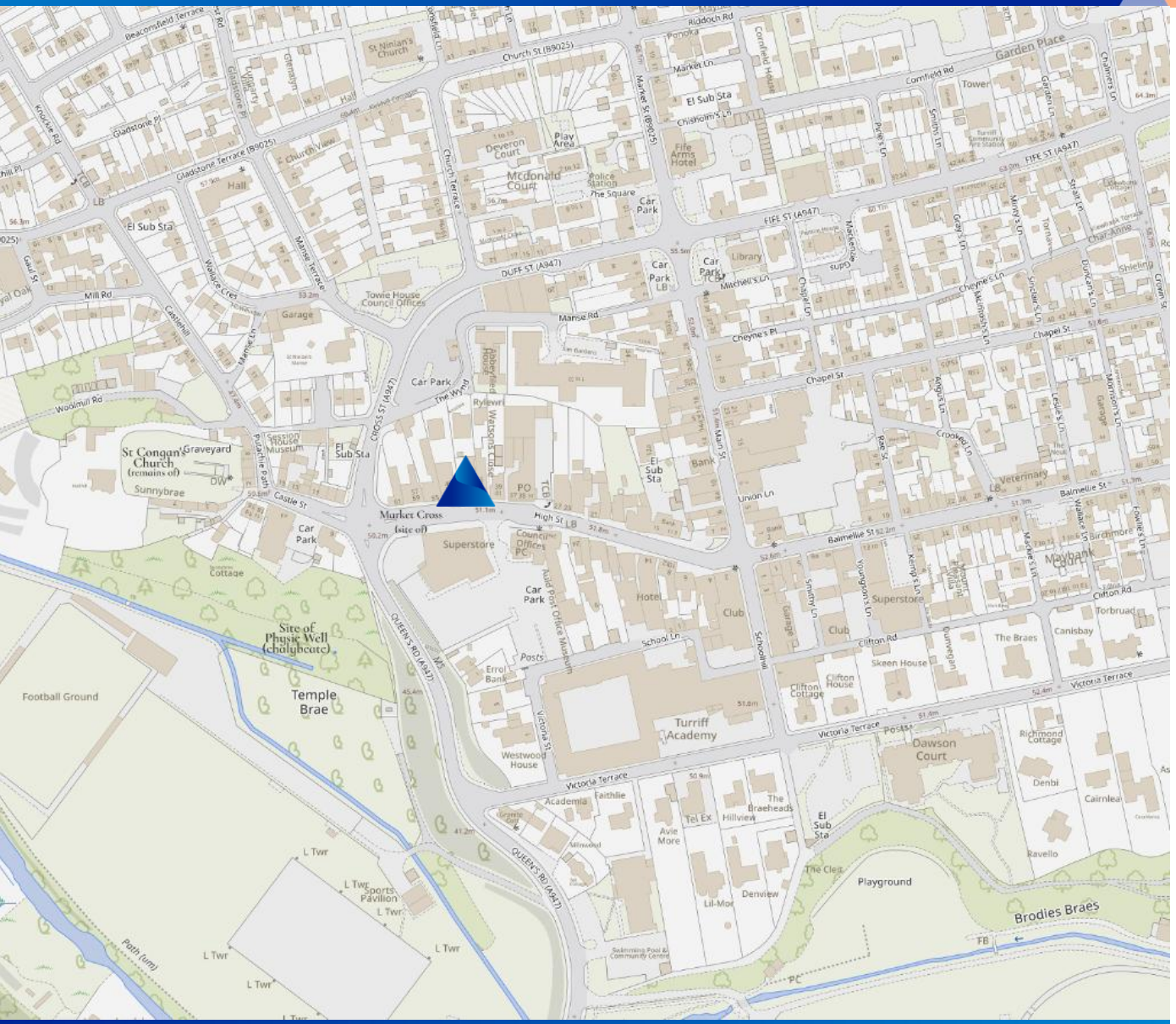
45 HIGH STREET, TURRIFF, AB53 4EJ

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Location

45 HIGH STREET, TURRIFF, AB53 4EJ



The subjects are situated within the town of Turriff which is located approximately 35 miles northwest of Aberdeen. The town is well placed for commuting as one of the areas main service centres and offers a vibrant town centre.

The subjects themselves are situated on the north side of High Street, the main retailing area of the town. The subjects benefit from a reasonable level of passing footfall, with the surrounding properties mainly of retail use with the upper floors primarily residential. The premises occupy a prime position immediately opposite a Tesco Supermarket and the main car parking area for the town centre. Other nearby occupiers include Murdoch Allan, Costcutters, Stewart & Watson and Turriff Jewellers.

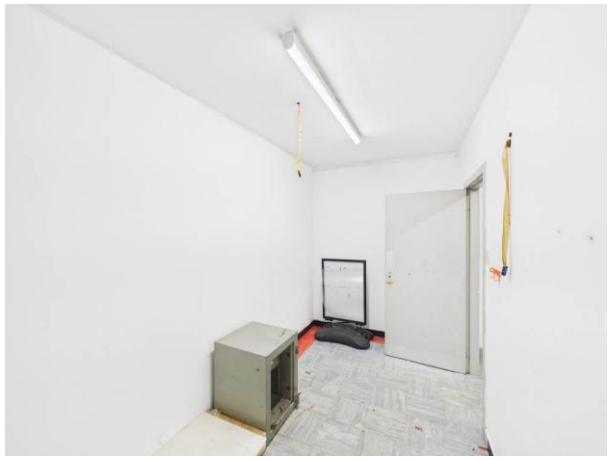
Retail Unit Within Turriff Town Centre

FIND ON GOOGLE MAPS

Description









The subjects comprise a ground floor retail unit forming part of a two-and-a-half storey, mid-terraced building of stone construction. Externally, the unit benefits from two framed glazed display windows together with a glazed pedestrian entrance door.

Internally, the accommodation is well laid out to provide a spacious front service and/or seating area, a kitchen preparation area, and a DDA-compliant W.C. Additional staff facilities and storage areas are located to the rear. The flooring across the premises is finished with a laminate style overlay, with walls being of painted plasterboard. Lighting is provided by a combination of spotlights and pendant light fittings.

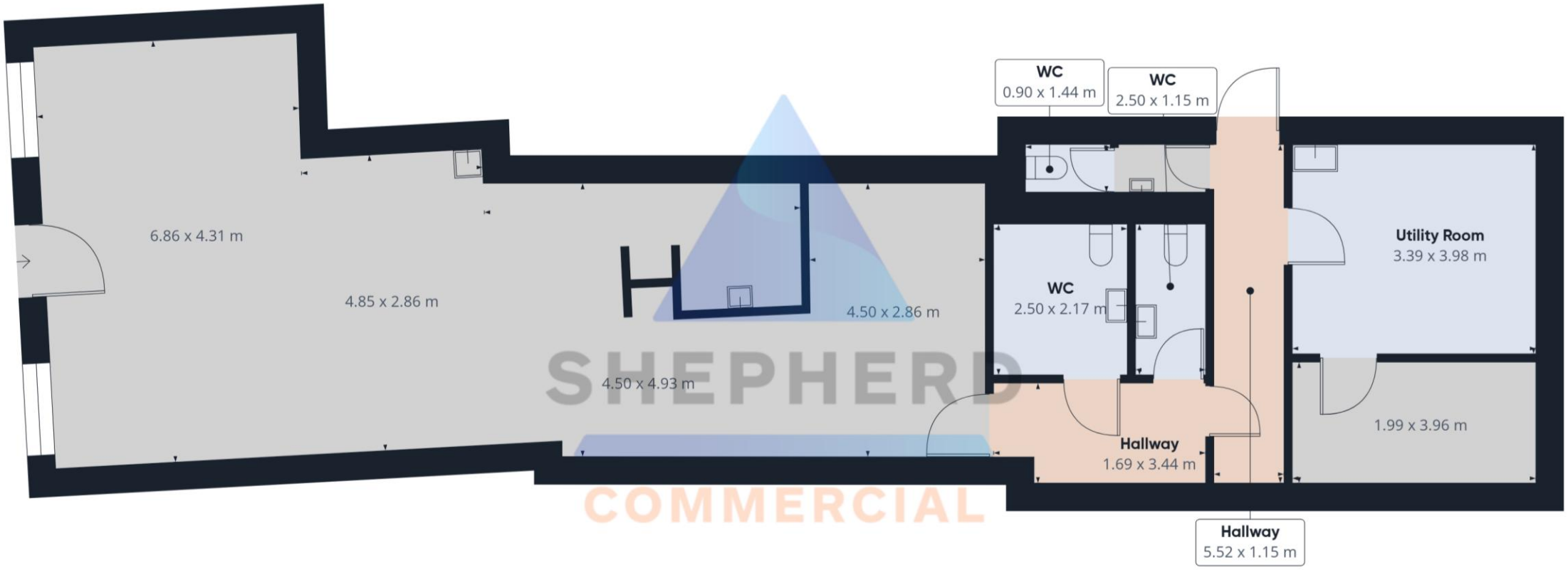
Accommodation

	m^2	ft^2
Total	123.9	1,334

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).

Floor Plans

45 HIGH STREET, TURRIFF, AB53 4EJ



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The Detail

Rental

£13,000 per annum.

Lease Terms

The subjects are available on a new full repairing and insuring lease of negotiable duration.

Price

£120,000 is sought for our client's heritable interest in the property.

Rateable Value

The property is currently entered into the valuation roll at a rateable value of £11,500.

Qualifying occupiers would be eligible to 100% rates relief, with further information available on request.

Energy Performance Certificate

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

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 associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

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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