

FOR SALE

RETAIL UNIT

Central Location

Fitted as a hairdresser

Suitable for other retail uses

Size – 38.90 SQM (419 SQFT)

Price - £50,000

VIRTUAL TOUR 360°

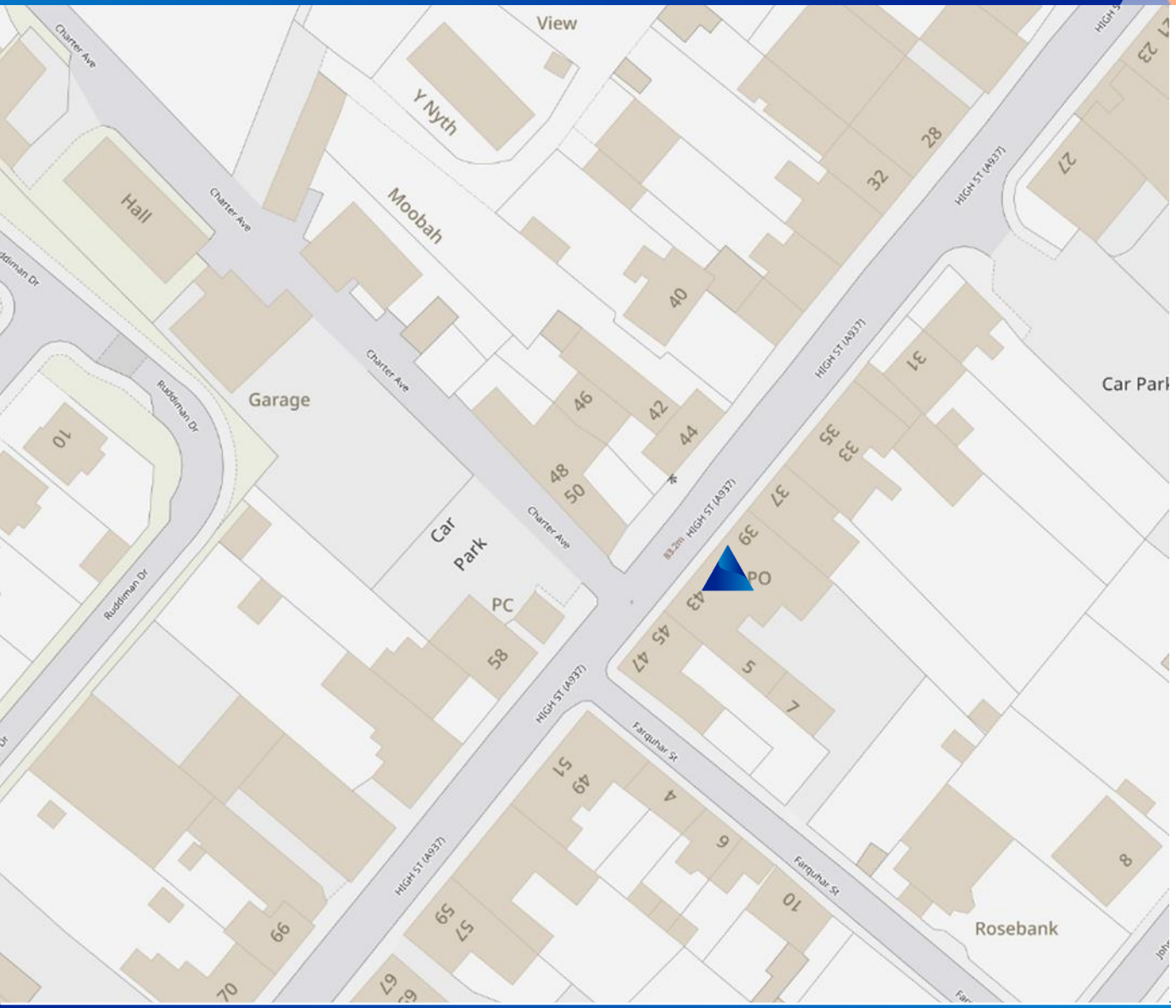
41 HIGH STREET, LAURENCEKIRK, AB30 1AA

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Location

41 HIGH STREET, LAURENCEKIRK, AB30 1AA



The property is situated within the village of Laurencekirk, which is located around 30 miles south of Aberdeen City. The village serves as one of the main service and employment centres for the south part of Kincardine and Mearns. The main services and facilities include a secondary and primary school, leisure centre, medical centre and small industrial park.

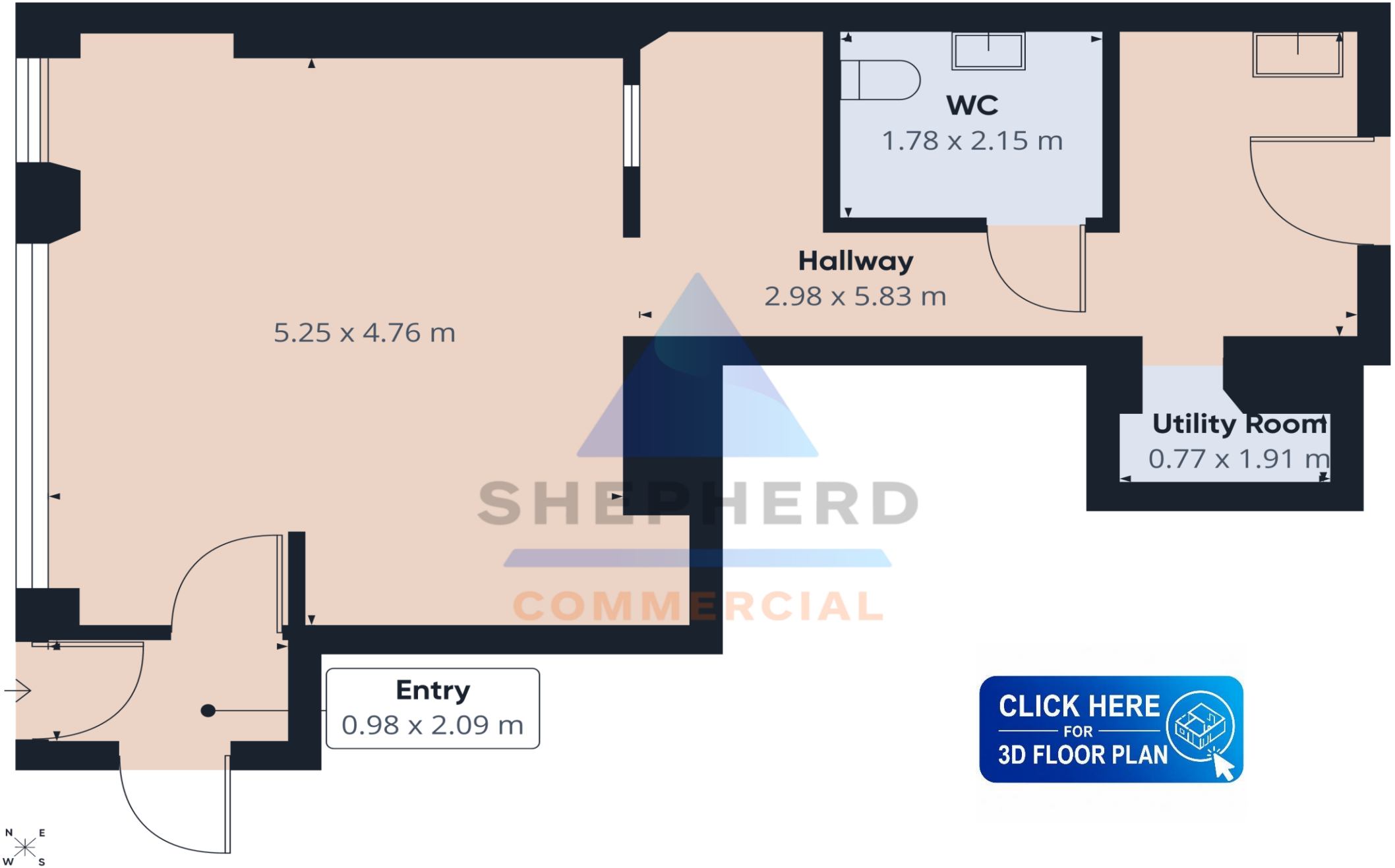
The subjects are located on the east side of High Street, which forms the main thoroughfare through Laurencekirk. As such the premises benefit from good visibility and passing vehicular and pedestrian trade with surrounding occupiers a mix of commercial and residential.

High Street Retail Unit

FIND ON GOOGLE MAPS

Floor Plans

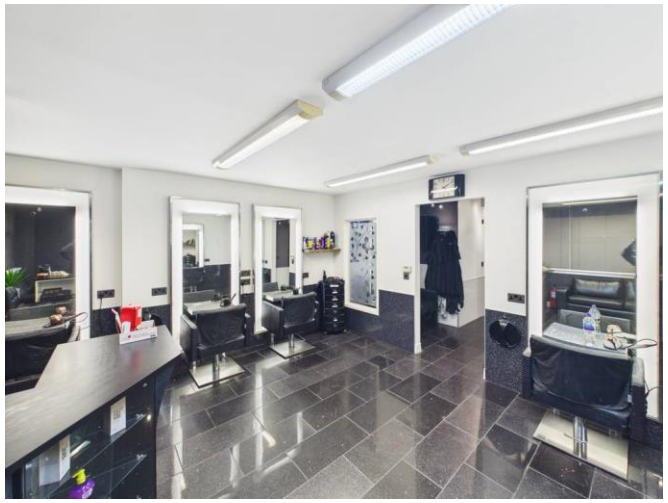
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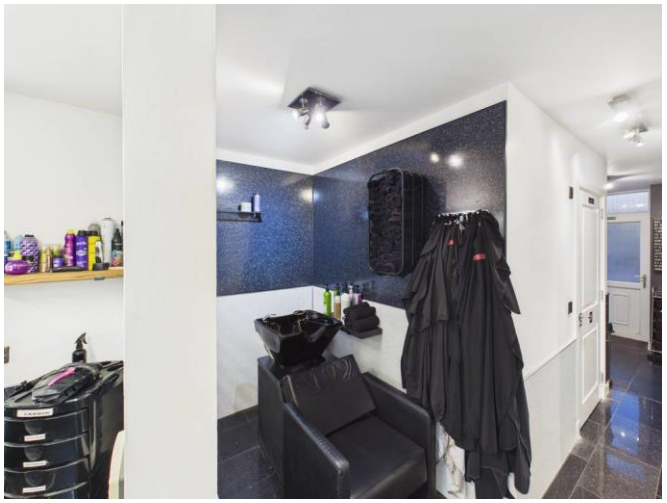


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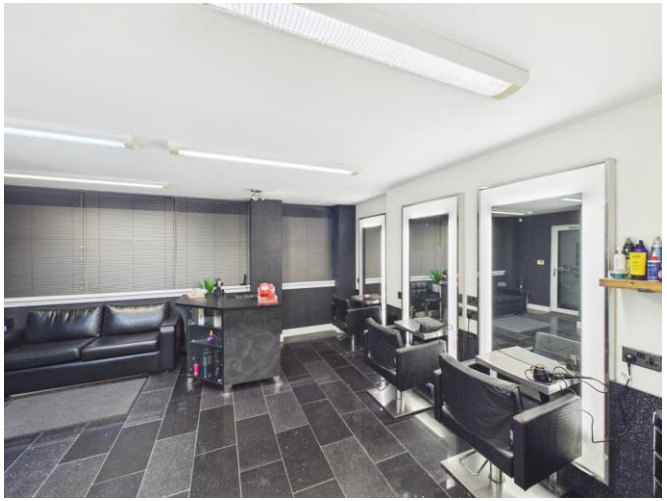
CLICK HERE FOR 3D FLOOR PLAN

Description









The subjects comprise a ground floor retail unit forming part of a two storey, mid-terrace property with stone/block work walls which have been externally harled, with a pitch and slate roof.

Access to the premises is via a shared lobby to the front elevation or from a pedestrian door to the rear.

Internally, the floors throughout are finished with ceramic/marble tiles with the walls being aqua panelled in part and plaster and painted above. The ceilings are plasterboard and painted with lighting being a mixture of strip lights and spot lighting. There are also good levels of natural light via uPVC double glazed windows.

The space is split to provide a front salon area which is fully fitted for use with access to the rear where a disabled W.C. can be found along with kitchen/staff area and storage.

The Detail

Accommodation

	m²	ft²
Ground Floor	38.90	419

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).

Price

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

Rateable Value

The Rateable Value for the subjects as of 1st April 2026 is shown on the Scottish Assessors' website as £5,100.

On this basis the premises would be eligible for 100% rates relief.

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 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:

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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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