

FOR SALE

Business for Sale

Prominent village centre location

Full fitout

Size: 61.26SQM (672.85SQFT)

Premium: POA

Price: £100,000

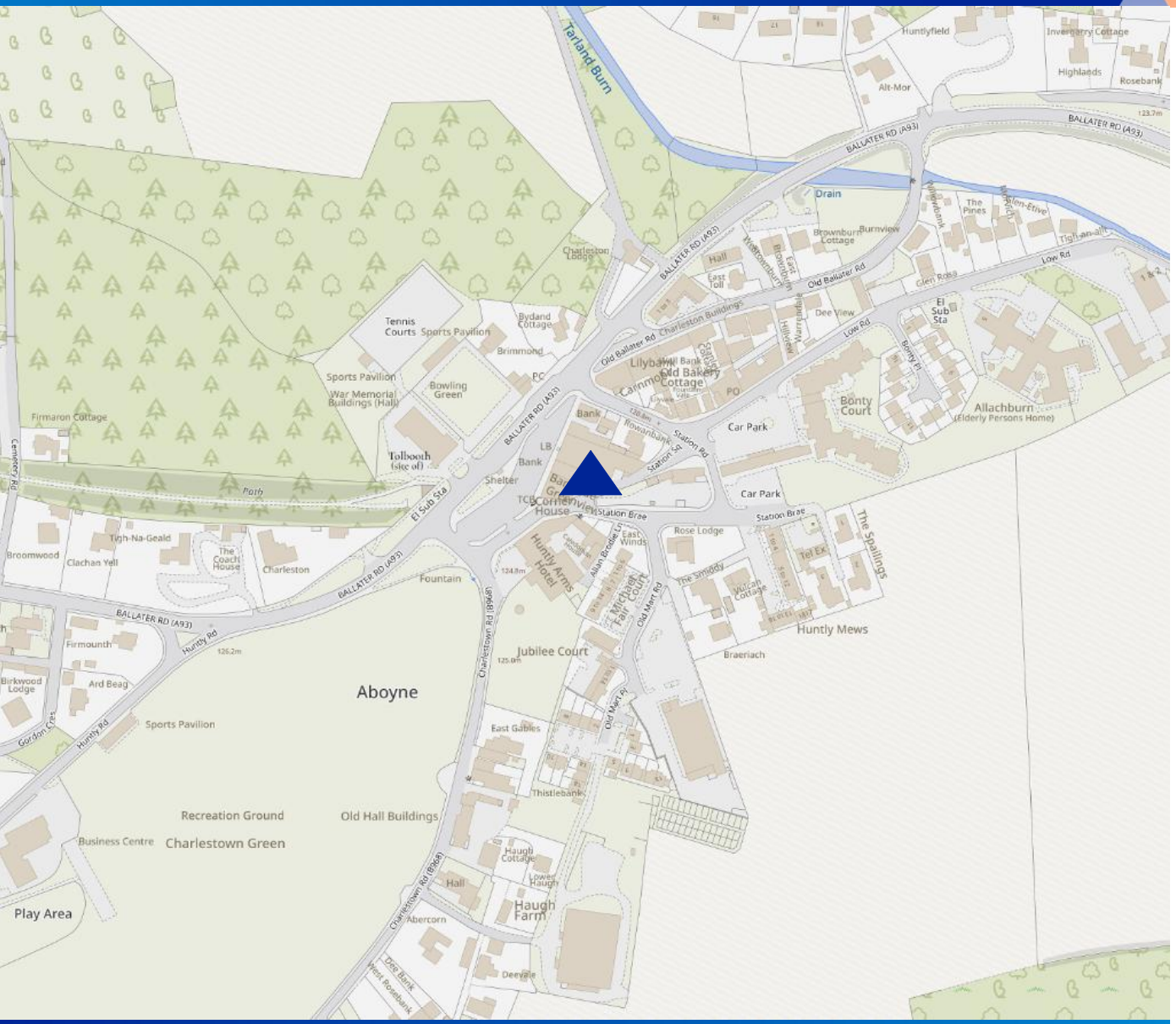
VIRTUAL TOUR 360°

5 STATION SQUARE, ABOYNE, AB34 5HX

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Location



The property is located within the popular village of Aboyne, which stands approximately 30 miles west of Aberdeen City. Aboyne forms part of Royal Deeside and is situated on the main A93 roadway which carries traffic in a westerly direction from Aberdeen City through Banchory towards Aboyne, Ballater and Braemar.

The premises are located on Station Square within the established Aboyne Station Square thoroughfare, with nearby occupiers including Spider on a bicycle café, Monkey Business, Deeside law and Deeside Garden. Free parking is also available nearby.

Village Centre Business For Sale

FIND ON GOOGLE MAPS

Description









The subjects comprise of a single storey property of stone construction with a slate pitched roof. The windows and pedestrian doorway are timber framed, with glazed elements.

Internally the premises is laid out to provide a main sales area and food preparation area to the rear, with storage and staff W.C. facilities located in a converted outhouse to the rear of the premises. Lighting is provided by a mixture of spot and wall light fitments, while heating is provided by electric heating.

The premises are utilised as a Butchers and are fully fitted for use and continue to trade.

Accommodation

	m^2	ft^2
Main Retail Area	54.66	601.85
WC/Store	6.6	71
Total	**61.26**	**672.85**

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

£100,000 is sought for our client's interest in the property,

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £8,300.
Qualifying occupiers would be eligible to 100% rates relief, with further information available on request.

Premium

We are seeking offers on the premium for our client's business including all fixtures & fittings along with their leasehold interest in the premises.

A full list of inventory can be provided to seriously interested parties upon request.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of "D".

Further information and a recommendation report is available to seriously interested parties on 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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Mark McQueen
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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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE 27 MAY 2027

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