



eric young & co

# Retail

■ experience ■ judgement ■ service ■

## TO LET

### Fully Fitted Restaurant

3 Dee Street  
Banchory AB31 5ST



#### LOCATION

Banchory is located in the Marr area of Aberdeenshire in North-east Scotland. Banchory is an affluent town on the River Dee with a population of around 8,000 people within commuting distance of Aberdeen, which is located some 18 miles to the west. The town is accessed via the A93 from Aberdeen or the A957 /A93 from the south and is the largest town in the rural area to the west of Aberdeen. The nearest train station is located at Stonehaven, 12 miles to the south east, with a number of bus routes also serving the town.

The subjects occupy a prominent position on Bellfield Car Park, adjacent to Dee Street on the south side of Banchory. Bellfield offers the main parking facilities to the busy High Street, providing high footfall as a result. Nearby occupiers include **Out There Active Wear, Orvis, Deeside Drinks Emporium, Mamma Mia Italian** and **Aberdein Considine Estate Agents**.

#### ACCOMMODATION

The unit is arranged over a ground floor with bar area, lower ground floor mezzanine and first floor with fully fitted kitchen (including dumb waiter) that extend to the following approximate net internal floor areas:

|                     |                   |                      |
|---------------------|-------------------|----------------------|
| Ground Floor        | 866 sq ft         | (80.48 sq m)         |
| Lower Ground Floor  | 395 sq ft         | (36.69 sq m)         |
| First Floor         | 551 sq ft         | (57.77 sq m)         |
| First Floor Kitchen | 362 sq ft         | (33.66 sq m)         |
| <b>Total</b>        | <b>1883 sq ft</b> | <b>(174.94 sq m)</b> |

#### PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 3 consent and can therefore be used for restaurant use. Interested parties are advised to speak directly to the Local Planning Authority

#### LEASE

The subject is available on the basis of a new full repairing and insuring lease for a term to be agreed.

#### RENT

Offers in excess of **£17,000 per annum** exclusive are invited.

#### RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£23,250**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£11,160**.

#### ENERGY PERFORMANCE CERTIFICATE

Available on request.

#### DATE OF ENTRY

By arrangement.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

#### VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

Tom Forster  
0131 558 5130  
tforster@eyco.co.uk

Guy Paterson  
0131 558 5131  
gpaterson@eyco.co.uk

Waverley Gate  
2-4 Waterloo Place  
Edinburgh EH1 3EG

E: info@eyco.co.uk  
F: 0131 558 5101

0131 226 2641  
www.eyco.co.uk

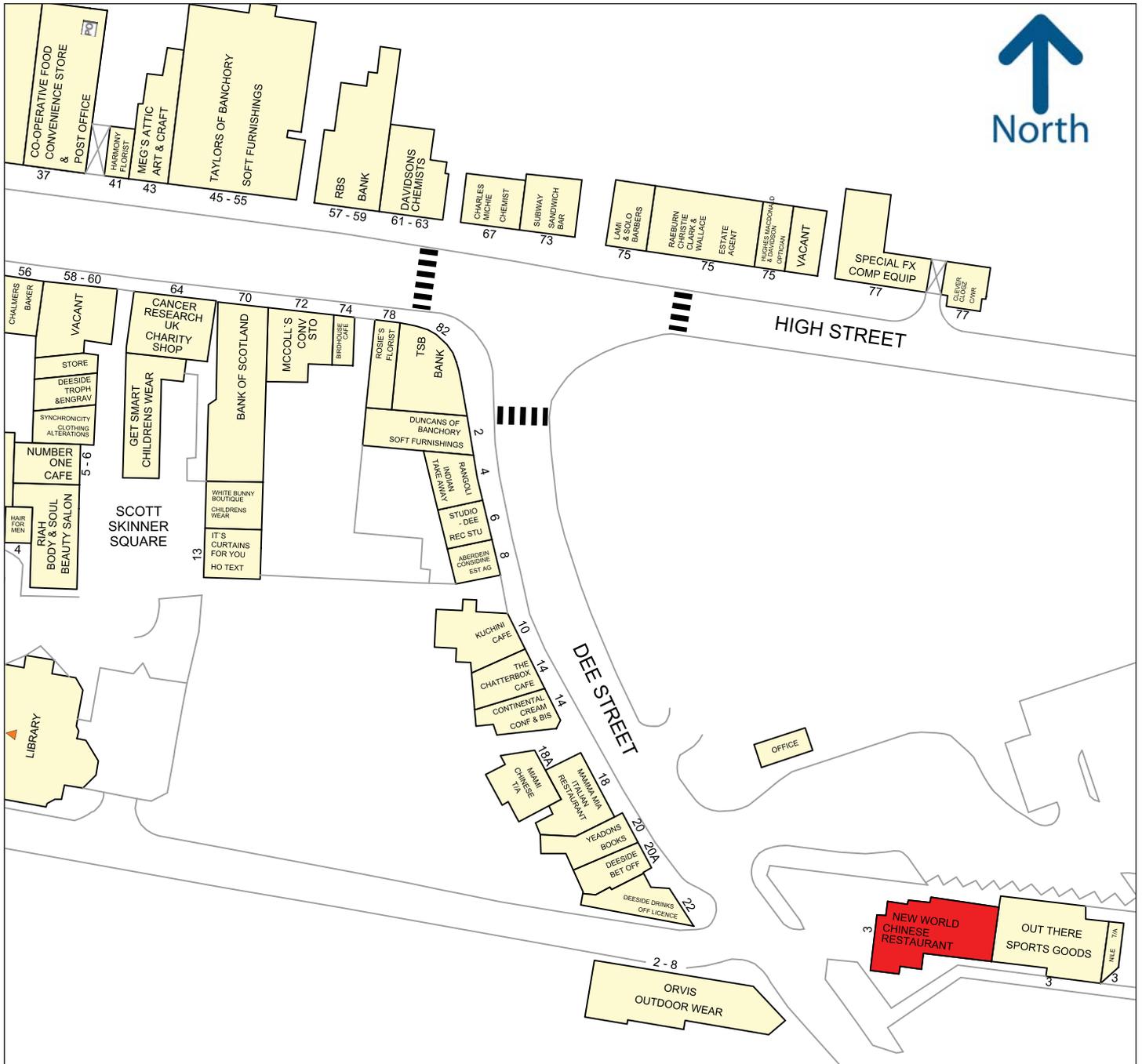
Agency ■ Rent Reviews ■ Asset Management ■ Rating ■ Investment ■ Development



eric young & co

See our website for all available properties:

[www.eyco.co.uk](http://www.eyco.co.uk)



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X  
No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

GP/JH/BNY5

Date of preparation - 27 March 2018

Messrs Eric Young & Co for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Messrs Eric Young & Co has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.