



Closing Date Set for 12 March 2021, 12 noon

TO LET / MAY SELL

Former Banchory Woollen Mill
 North Deeside Road
 Banchory AB31 5YR

- Retail unit (would suit a variety of uses)
- Change of use potential
- 2,800 sq ft
- * Potential Redevelopment Opportunity *

Location

The premises are located on North Deeside Road (the main A93, Perth - Aberdeen road), approximately 1 mile to the east of Banchory town centre.

Banchory, known as the Gateway to Royal Deeside, is a popular tourist town situated alongside the River Dee and approximately 18 miles west of Aberdeen. The town has a growing population which now exceeds 8,000 and is a short drive from the Cairngorms National Park. Banchory is the largest town in Deeside with a state secondary school and numerous other local amenities including a popular high street, hotels and restaurants. The town serves as a commuter town to Aberdeen, but also has a thriving tourist economy.

Description

The premises have been used for many years for retail purposes, most recently by Edinburgh Woollen Mill.

The property comprises a number of single storey, stone built structures under pitched slate roofs. Internally the property is finished to a basic standard with rendered stone walls and a concrete floor. Two of the buildings are utilised for sales purposes, with the rear building being used for storage and staff accommodation.

The property occupies a site area of approximately 0.3 acres with ample car parking to the front, side and rear of the premises, included within the demise.

Accommodation

We calculate that the property extends to the following approximate gross internal areas:

| | | |
|--------------|-------------|---------------|
| Ground Floor | 2,800 sq ft | (260.13 sq m) |
|--------------|-------------|---------------|

Tenure

The property is held on a Heritable title (Scottish equivalent of English Freehold).

Planning

The property is designated as a retail shop within Class 1 of the Town and Country (Use Classes) (Scotland) Order 1997.

The property would appear suitable for redevelopment. Enquiries regarding a potential change of use should be directed to the local planning authority.

Terms

Offers are invited on a leasehold basis at a rent of £15,000 per annum exclusive of rates and insurance.

The owner may consider selling the freehold of the property and offers in excess of £180,000 are invited.

Energy Performance Certificate

EPC Rating - requires to be assessed.

VAT

The property is not elected for VAT purposes and accordingly VAT would not be payable on the rent or sale price (if applicable).

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CHARTERED SURVEYORS

Former Banchory Woollen Mill Premises
North Deeside Road, Banchory AB31 5YR

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£14,250**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p, this rateable value will result in an estimated rates liability in financial year 2021/22 of **£6,983**.

Non-domestic rates relief is available on this property providing the combined rateable value of all business premises occupied by the tenant is £35,000 or less.

Date of Entry

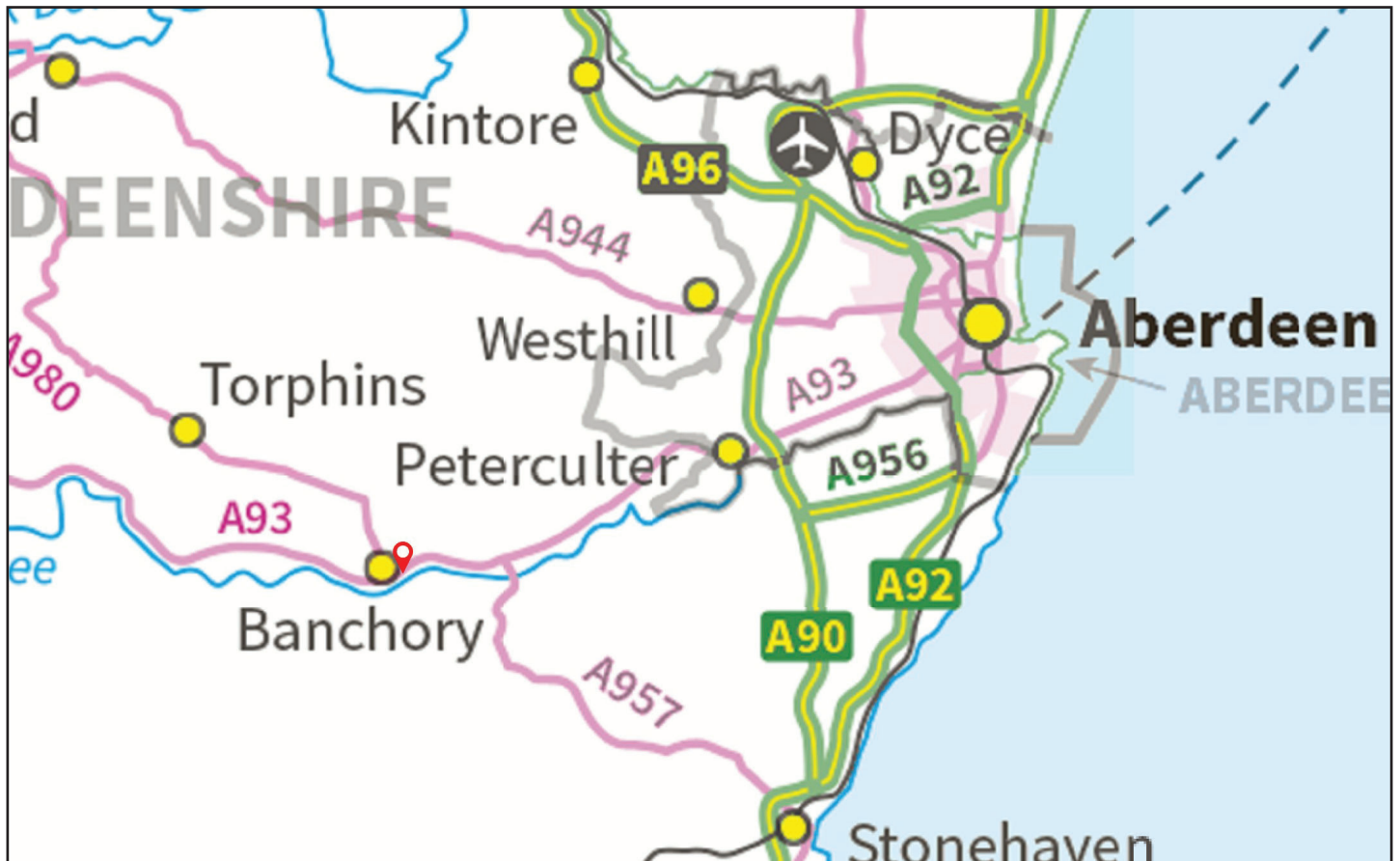
By arrangement.

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 & Further Information

All viewings are strictly by appointment with the sole agents, EYCO on 0131 226 2641.

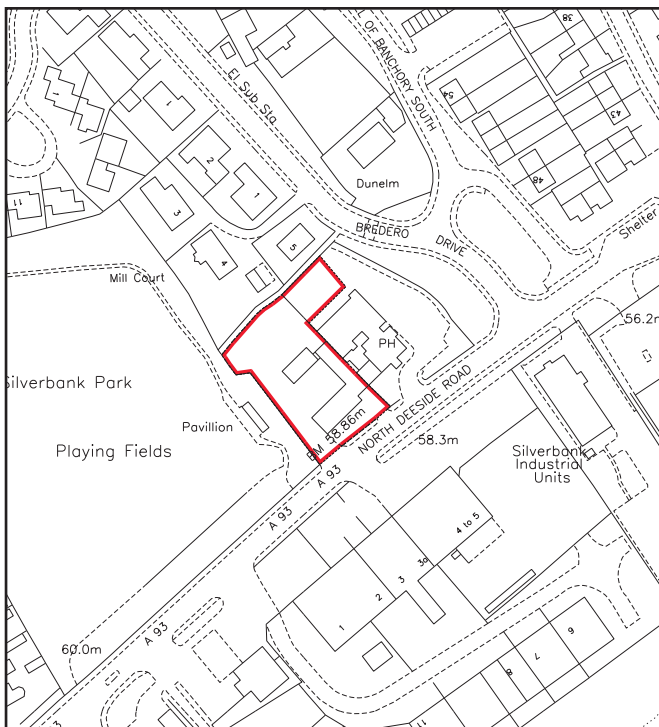
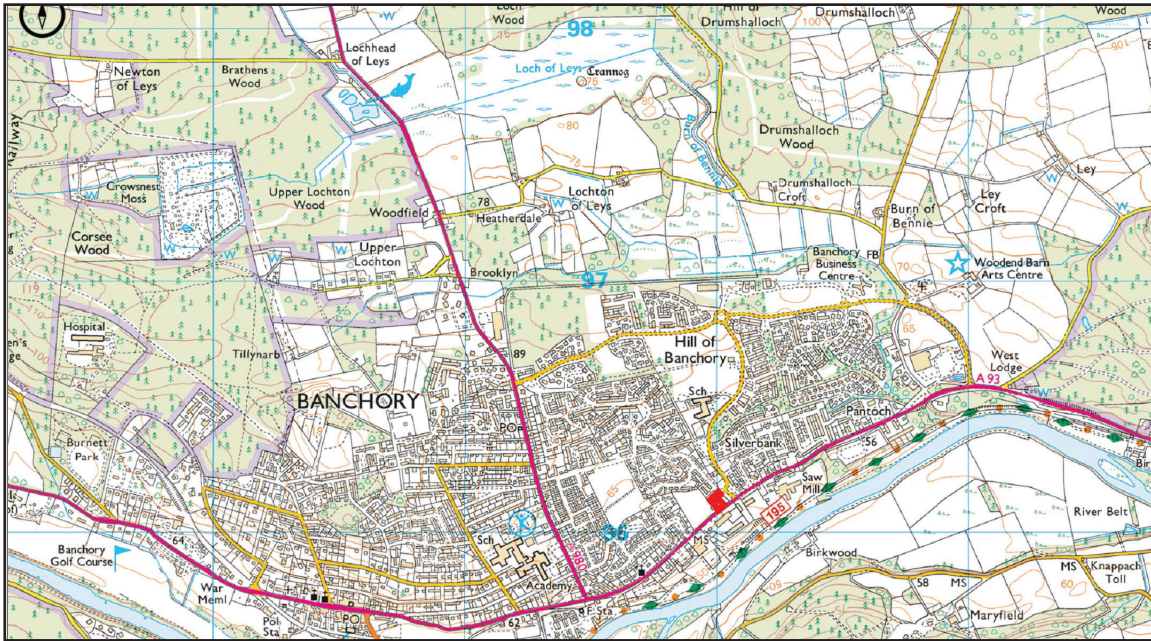


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Get in touch



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