

# TO LET / FOR SALE

## Retail Unit in Banchory

SIZE – 145.10 SQM. (1,561  
SQFT)

LOCATED WITHIN A PRIME  
TOWN CENTRE POSITION

PROMINENT CORNER  
LOCATION

RENT ON APPLICATION



WHAT 3 WORDS

**82 HIGH STREET, BANCHORY, AB31 5ST**

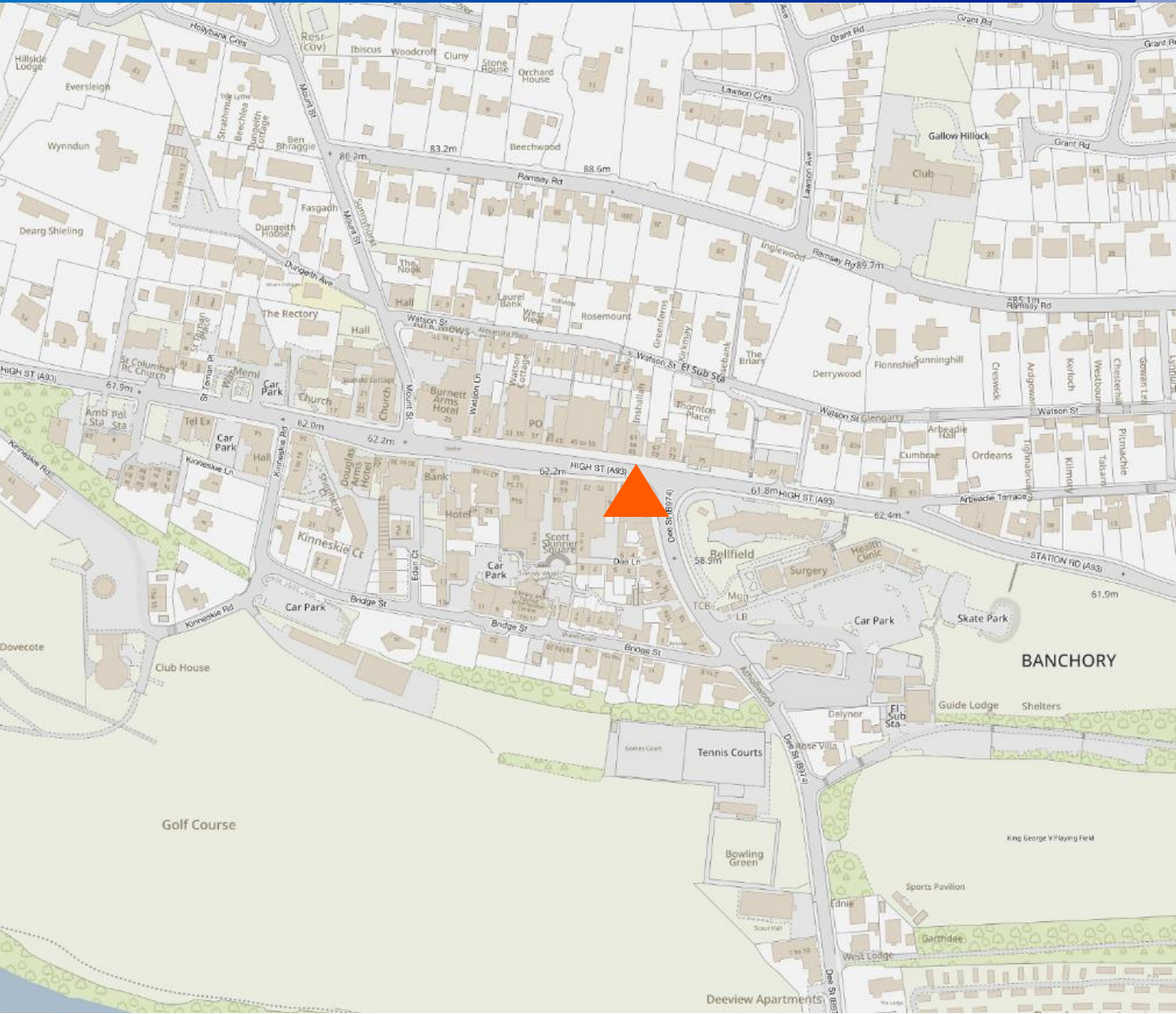
CONTACT: Melanie Grant, [melanie.grant@shepherd.co.uk](mailto:melanie.grant@shepherd.co.uk) | 01224 202800 | [shepherd.co.uk](http://shepherd.co.uk)





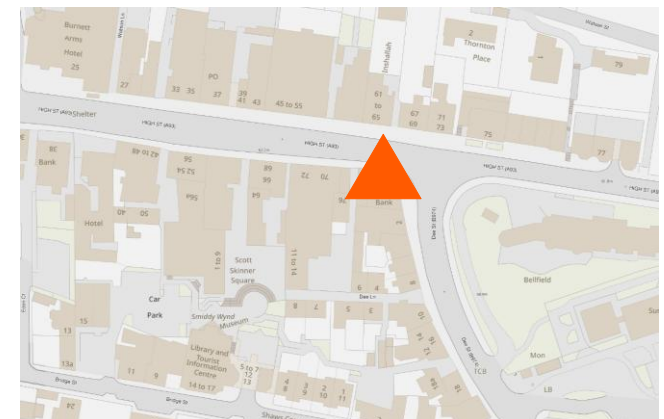
# Location

2-4 DEE STREET, 80 & 82 HIGH STREET, BANCHORY, AB31 5ST



The subjects are within the popular Deeside town of Banchory which is located some 17 miles west of Aberdeen. The town serves as one of the main service and employment centres in the area and offers a variety of services and facilities including a vibrant town centre.

The subjects themselves are situated on the west side of Dee Street which forms part of the A93 route carrying traffic from Aberdeen through Banchory and thereafter onto Ballater and Braemar. The subjects further benefit from being located at the junction of Dee Street and High Street in the centre of the town. The surrounding area is mixed in nature with commercial/retail occupiers located at ground floor level with the upper floors being within office and residential use.



## Retail Units to Let in Banchory

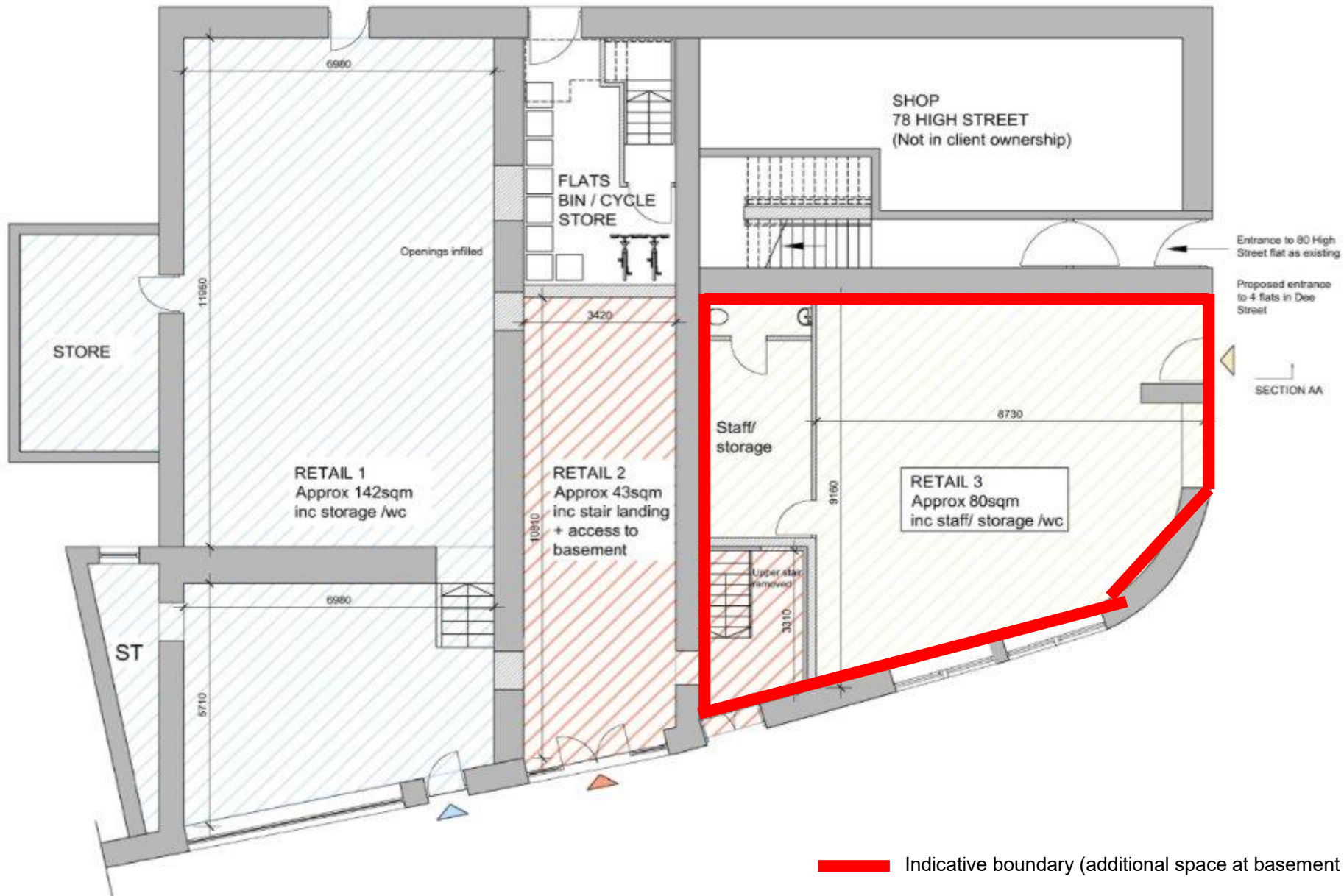


FIND ON GOOGLE MAPS



# Floor Plans

2-4 DEE STREET, 80 & 82 HIGH STREET, BANCHORY, AB31 5ST



Indicative boundary (additional space at basement level)



## RENT

On Application

## RATEABLE VALUE

**82 High Street (Former Bank):** the subjects are currently entered into the Valuation Roll at a Rateable Value of £18,750.

## ENERGY PERFORMANCE CERTIFICATE

The subjects have an energy performance of 'E.'

## LEGAL COSTS

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT and Registration dues

## VAT

All figures quoted are exclusive of VAT.



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Melanie Grant**

[melanie.grant@shepherd.co.uk](mailto:melanie.grant@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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