

GROUND FLOOR RETAIL INVESTMENT FOR SALE

Retail Investment

Let to Andrew Bowie MP

Annual Rent: £15,000 per annum

Size: 69.20 SQM (745 SQFT)

Offers in excess of £200,000



 **Andrew Bowie MP**
West Aberdeenshire and Kincardine



WHAT 3 WORDS

UNIT 6, 75 HIGH STREET, BANCHORY, AB31 5TJ

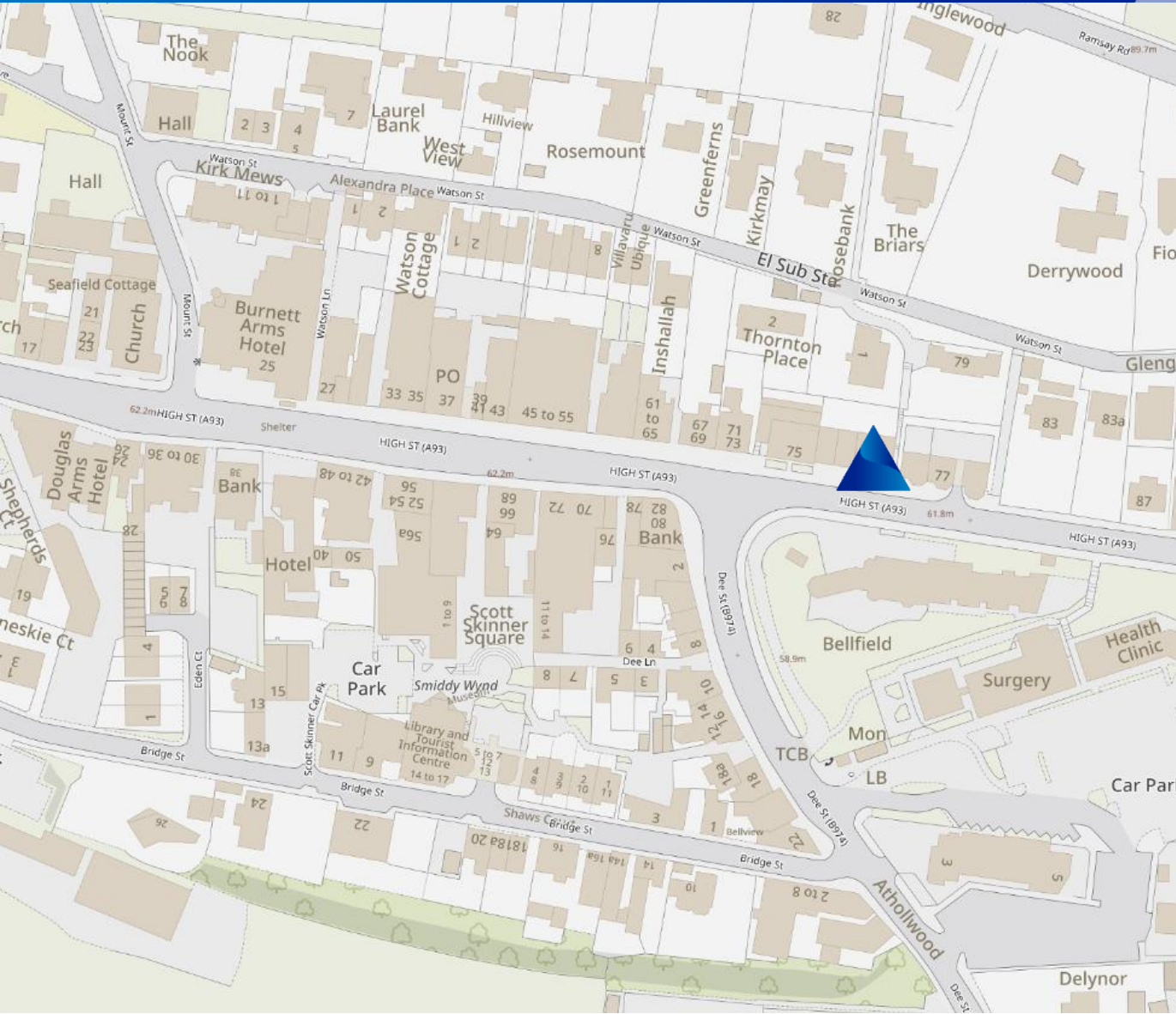
CONTACT: James Morrison | james.morrison@shepherd.co.uk | 01224 202800 | shepherd.co.uk


SHEPHERD
COMMERCIAL



Location

UNIT 6, 75 HIGH STREET, BANCHORY, AB31 5TJ



The subjects are within the popular Deeside town of Banchory, which is located some 17 miles west of Aberdeen. The subjects are situated on the High Street which forms part of the A93 route carrying traffic from Aberdeen through Banchory and thereafter onto Ballater and Braemar.

The subjects themselves are located on the north side of High Street close to its junction with Dee Street and therefore benefits from a central location with quick access to the road network and to the local amenities contained within the town and good visibility.

The surrounding area is a mix of commercial/retail operators at ground floor with offices/residential at upper floor levels. Commercial occupiers within the immediate vicinity include Hughes Macdonald & Davidson, Raeburn Christie Clark & Wallace, and Derbar Indian Restaurant.



Retail Investment let to elected MP since 2018



FIND ON GOOGLE MAPS



Description

UNIT 6, 75 HIGH STREET, BANCHORY,
AB31 5TJ



The subjects comprise of a ground floor retail unit contained within a two storey end terraced building of stone construction.

The property benefits from a glazed frontage and traditional signage fascia above. Entry is via a recessed glazed pedestrian doorway.

Internally, the subjects provide open plan sales/service area which has been split to provide a meeting room on the left, and a storage area and a single W.C. to the rear. The subjects benefit from natural light via the glazed frontage, whilst artificial light is via a number of fluorescent strip fittings.

The flooring is concrete overlaid in a mixture of wood effect laminate and carpet with the walls and ceilings being painted plasterboard and atrex.

Accommodation

| | m ² | ft ² |
|--------------|----------------|-----------------|
| TOTAL | 69.20 | 745 |

The above floor area has been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Tenancy Details

Since 2018, the subjects have been let to Andrew Bowie MP on Full Repairing and Insuring terms subject to a schedule of condition at a passing rental of £15,000pa until 5th May 2027.

The Tenant shall be entitled to terminate the lease in the event the Tenant loses their parliamentary seat in the House of Commons.

Further information on lease terms are available upon request.

Tenants Covenant

Andrew Bowie MP is the Conservative MP for West Aberdeenshire and Kincardine and was re-elected in the 2024 general election having been in office since the 2017 General Election.

He currently undertakes the roles of Shadow Minister (Energy Security and Net Zero) and Shadow Secretary of State for Scotland.

Price

Offers over £200,000 are invited.

Energy Performance Certificate

An Energy Performance Certificate and a recommendation report are available to seriously interested parties on request.

Rateable Value

The subjects are currently entered into the Valuation Roll at a rateable value of £11,250.

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:



James Morrison

James.morrison@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.

shepherd.co.uk