

**FOR SALE**

**REDEVELOPMENT  
OPPORTUNITY**

PLANNING CONSENT  
GRANTED WITH  
OPPORTUNITY FOR THE  
REDEVELOPMENT OF 3  
SHOP UNITS AND 5 FLATS

LOCATED WITHIN A PRIME  
TOWN CENTRE POSITION

OFFERS OVER £385,000



WHAT 3 WORDS

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

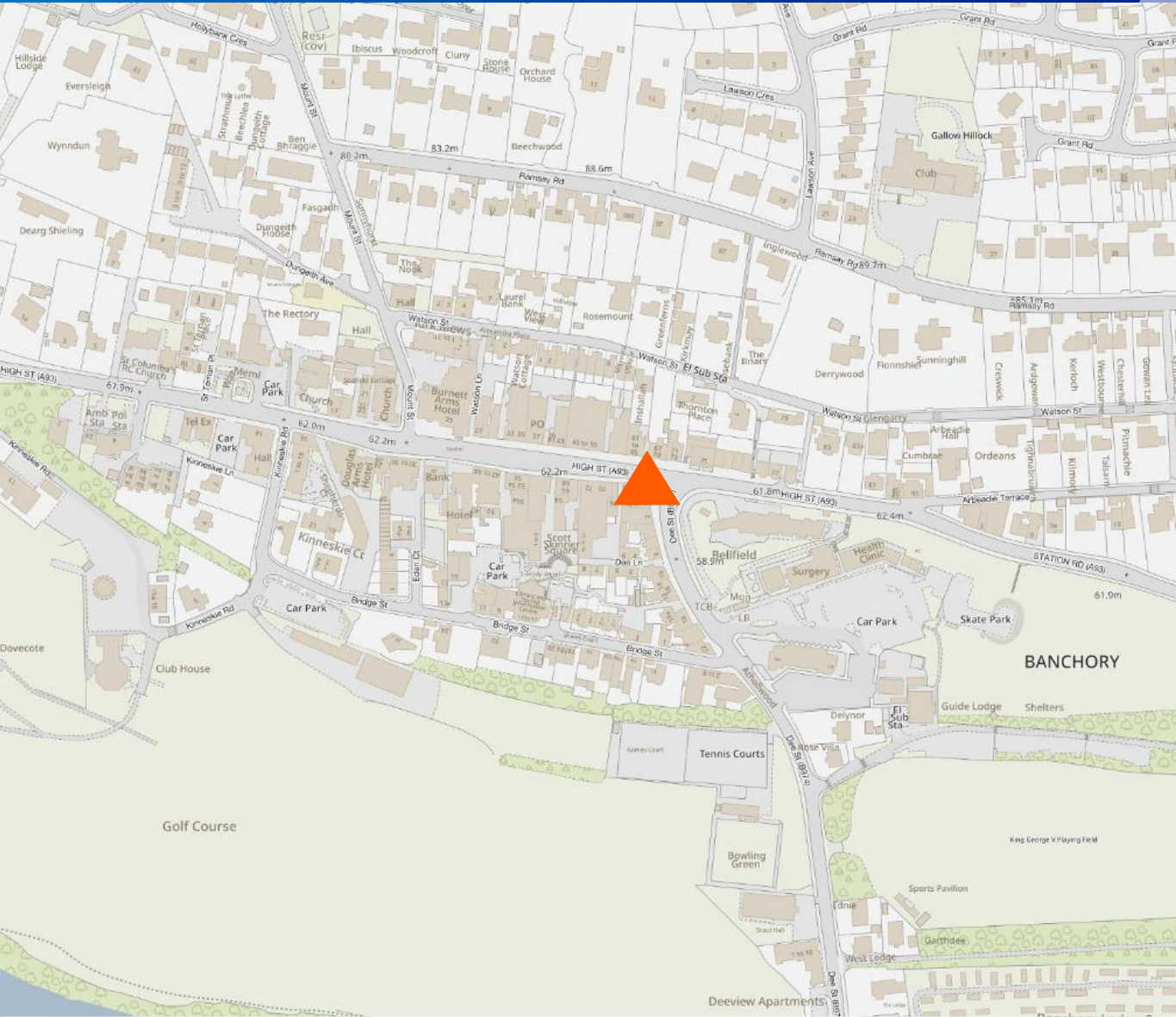
CONTACT: Melanie Grant, [melanie.grant@shepherd.co.uk](mailto:melanie.grant@shepherd.co.uk) | 01224 202800 | [shepherd.co.uk](http://shepherd.co.uk)





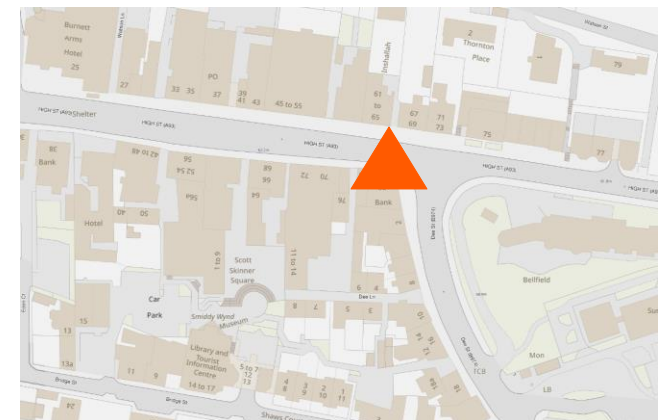
# Location

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.



## Redevelopment Opportunity in Banchory



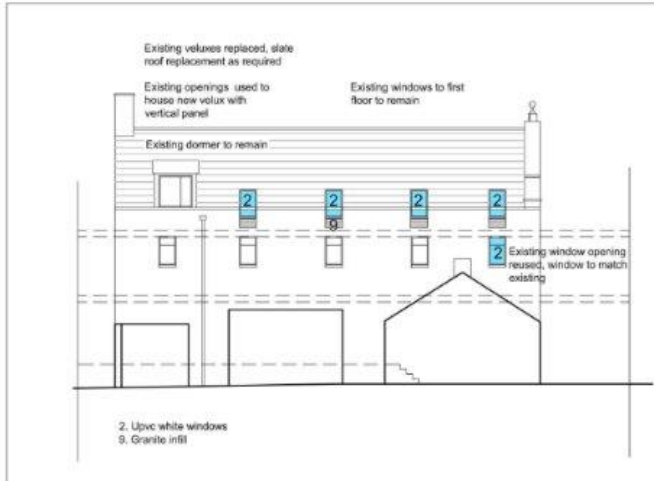
FIND ON GOOGLE MAPS



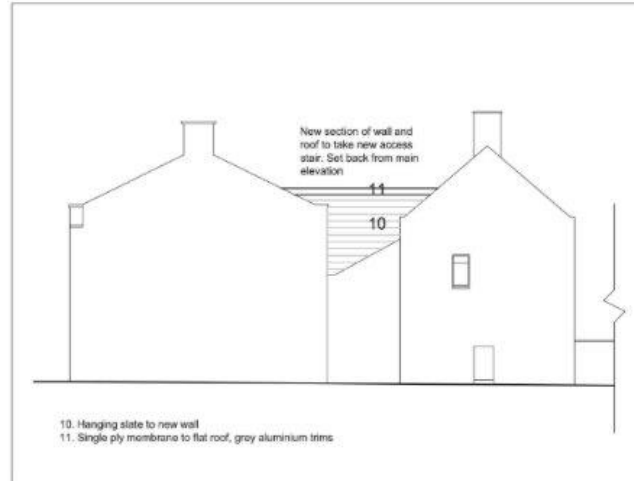
PROPOSED 80 HIGH STREET ELEVATION 1:200 @A3



PROPOSED DEE STREET ELEVATION 1:200 @A3



PROPOSED SIDE ELEVATION 1:200 @A3



PROPOSED LANE ELEVATION 1:200 @A3

## Application Summary

Planning approval has been granted for 'Subdivision and Change of Use of Shop Unit to Form 3 Shop Units (Class 1) and 5 Flats (Ref:APP/2022/1967).

## Available Space

The opportunity being brought the market includes to the purchase of the **3 shop units** which front Dee Street and the upper floors which provide accommodation for conversion into **5 flats**.

## Flats

### First Floor:

- Flat 1 – 1 Bed
- Flat 2 – 2 Bed (Identified for LCSE)
- Flat 5 – 3 Bed

### Second Floor

- Flat 3 – 1 bed
- Flat 4 – 1 bed

## Commercial Units

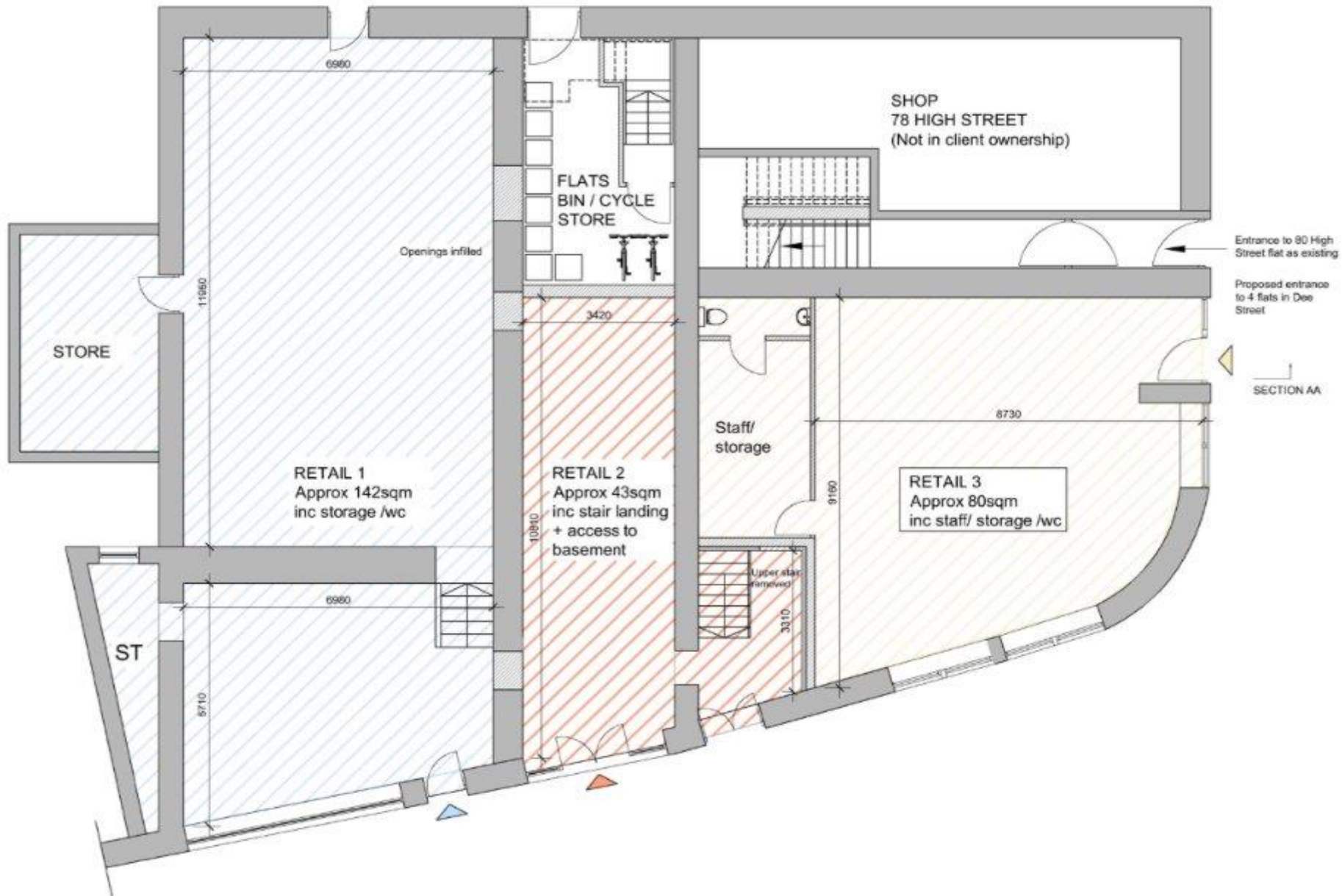
Both retail premises available comprise a frontage from Dee Street as per the planning application:

- Unit 1: c. 142 sqm (1,528 sqft) inclusive of storage
- Unit 2: c. 43 sqm. (462 sqft) inclusive of stairwell to basement which provides storage for Unit 2.
- Unit 3 (former bank): c. 80 sqm (861 sq.ft)



# Floor Plans: Ground Floor

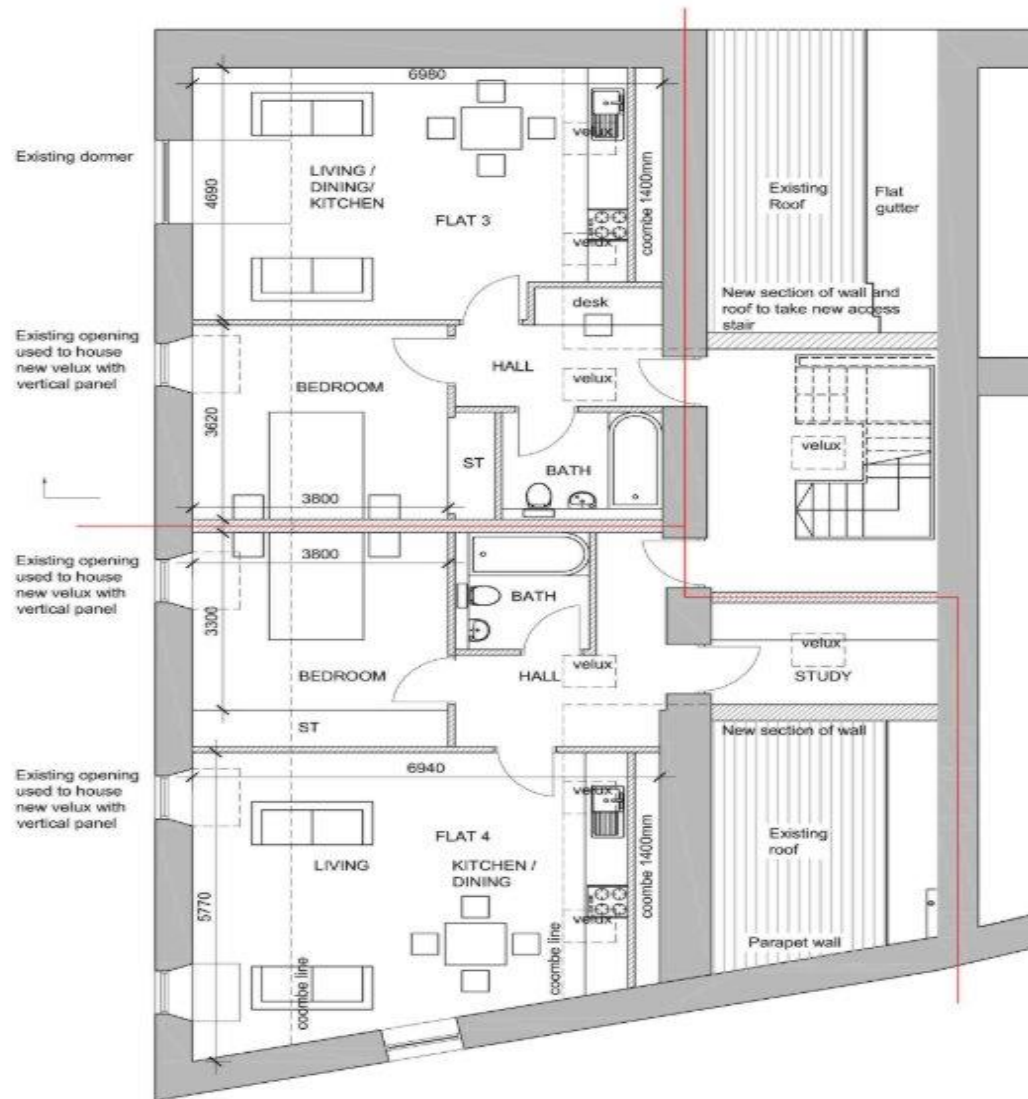
2-4 DEE STREET, 80 & 82 HIGH STREET, BANCHORY, AB31 5ST





# Floor Plans: Second Floor

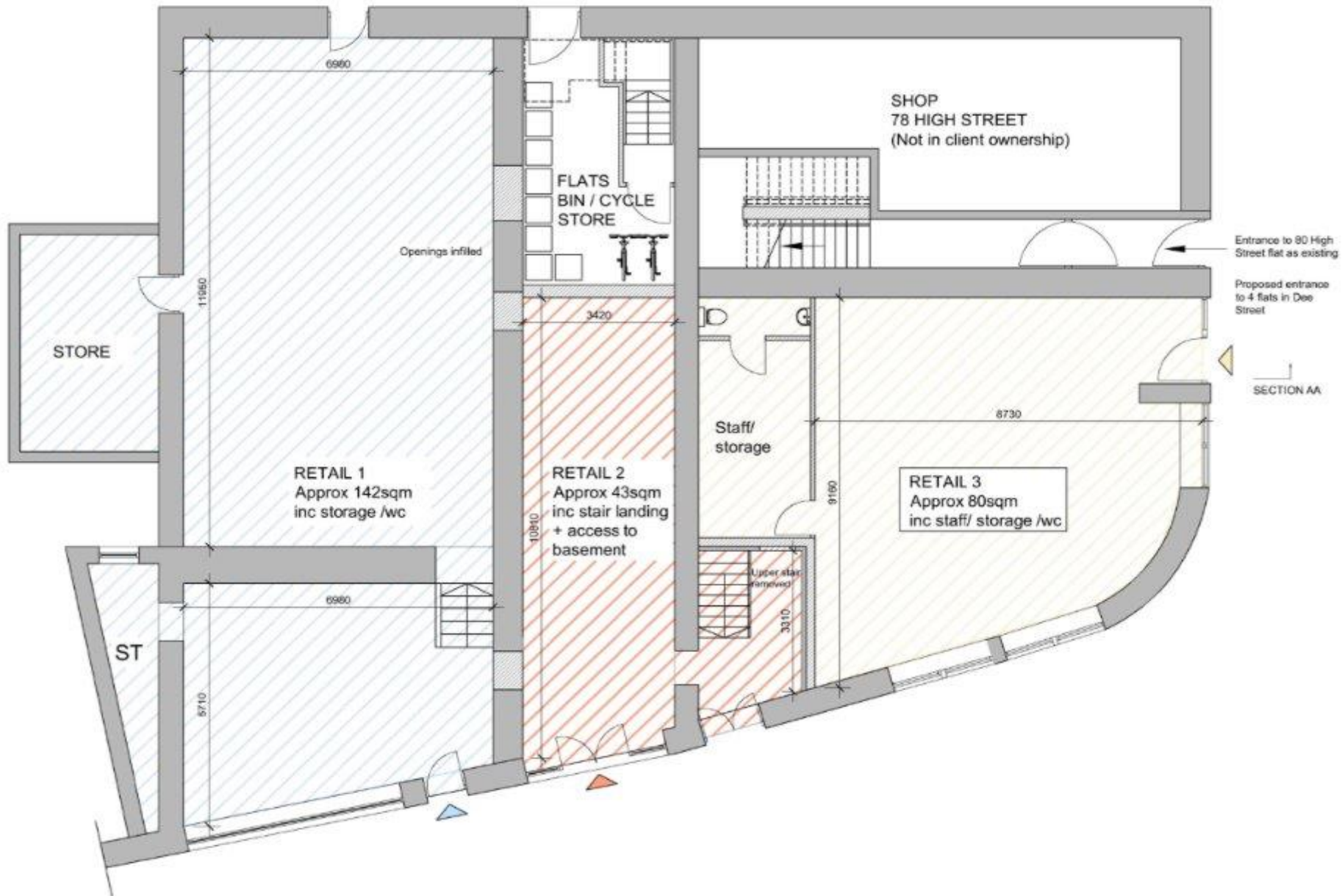
2-4 DEE STREET, 80 & 82 HIGH STREET, BANCHORY, AB31 5ST





# Floor Plans: Ground Floor

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





## ACCOMMODATION

The subjects provide the following accommodation as per their existing configuration.

	m <sup>2</sup>	ft <sup>2</sup>
<b>2-4 DEE STREET</b>		
Ground Floor	198.68	2,138
First Floor	153.30	1,650
Second Floor	23.30	251
<b>TOTAL</b>	<b>188.85</b>	<b>2,032</b>

	m <sup>2</sup>	ft <sup>2</sup>
<b>80 HIGH STREET</b>		
Ground Floor (Stairwell)	12.25	131
First Floor	153.3	1,650
Second Floor	23.3	251
<b>TOTAL</b>	<b>188.85</b>	<b>2,032</b>

	m <sup>2</sup>	ft <sup>2</sup>
<b>82 HIGH STREET (FORMER BANK)</b>		
Ground Floor	80.00	861
Basement	65.10	700
<b>TOTAL</b>	<b>145.10</b>	<b>1,561</b>

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 OCTOBER 2024

## PRICE

Offers over £385,000 are sought for our client's heritable interest in the property exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

2-4 Dee Street : G

80 High Street : E

## RATEABLE VALUE

**2 – 4 Dee Street** - the subjects are currently entered into the Valuation Roll at a Rateable Value of £38,500.

**80 High Street** - the subjects are currently entered into the Valuation Roll at a Rateable Value of £12,750.

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

The above values will be subject to change on the basis a redevelopment project is commenced.

## 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

## 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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