



- Attractive traditional stone building
- Former banking premises
- Prominent location suitable for a variety of uses *
*subject to statutory consents
- Private car park with 8 parking spaces

TO LET
RETAIL/OFFICE PREMISES
2630 SQ FT (244.34 SQ M)

38 High Street
Banchory
AB31 5SR

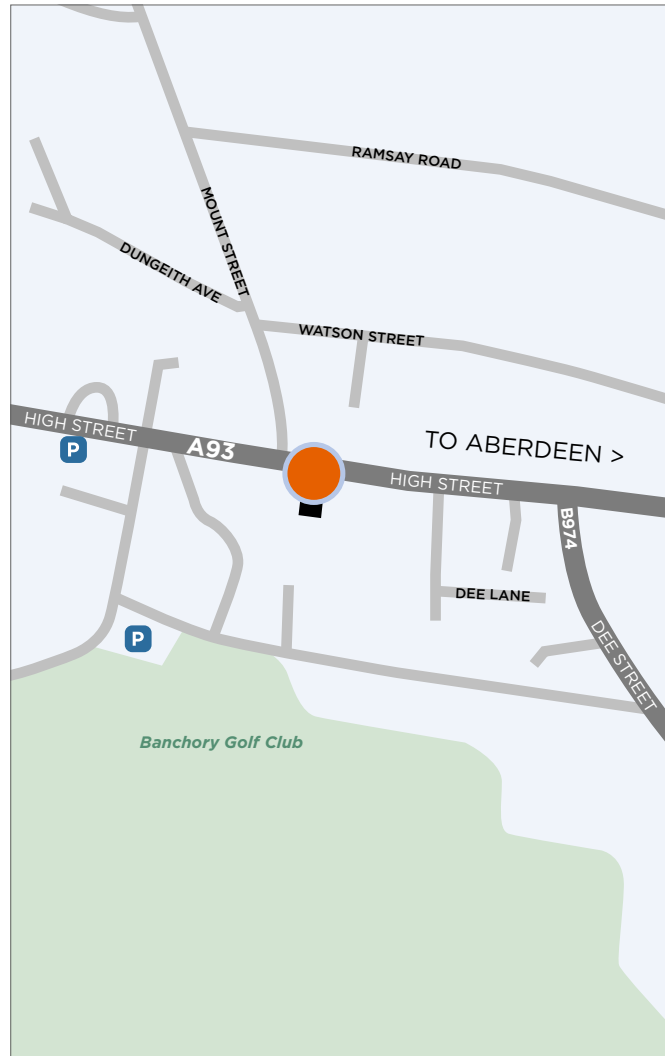
Galbraith

SHEPHERD
COMMERCIAL

LOCATION

Banchory, located approximately 17 miles to the west of Aberdeen, is an affluent town with a population of approximately 7,500. The town serves as one of the main service and employment centres in the area.

The subject property is located in a prominent position on the high street which forms part of the A93 route between Aberdeen and Ballater. There is a wide variety of national and local retailers present in the vicinity.

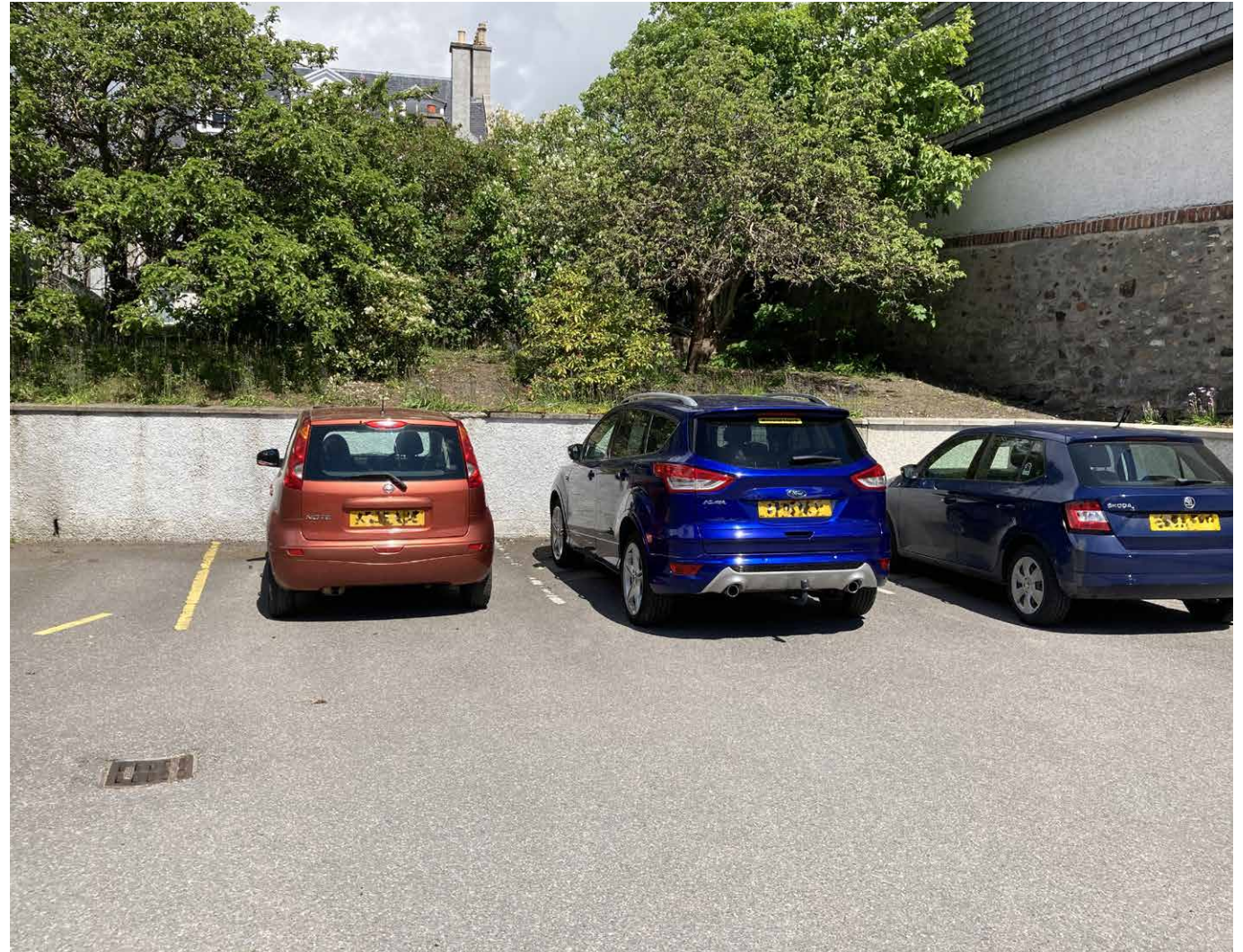


DESCRIPTION

The subjects comprise a prominent traditional building arranged over ground, first and second floors with a two-storey extension to the rear.

On the ground floor the premises are configured to provide office and WC facilities. The first and second floors provide office accommodation, stores, ancillary areas and staff facilities.

The subjects benefit from a dedicated private car park to the rear comprising of 8 parking spaces.



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following net internal areas:

	Size (sq.ft)	Size (sq.m)
Ground Floor	1,309	121.65
First Floor	725	67.35
Second Floor	596	55.34
Total	2,630	244.34

RATING

The subjects have a rateable value of £34,000 per annum.

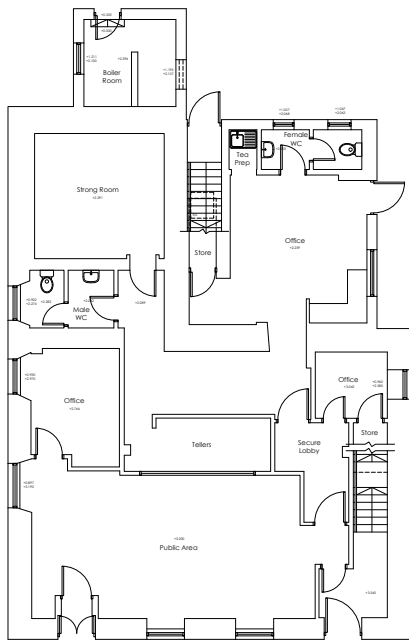
For enquiries regarding exemptions and grants please contact the Grampian Valuation Joint Board.

ENERGY PERFORMANCE CERTIFICATE

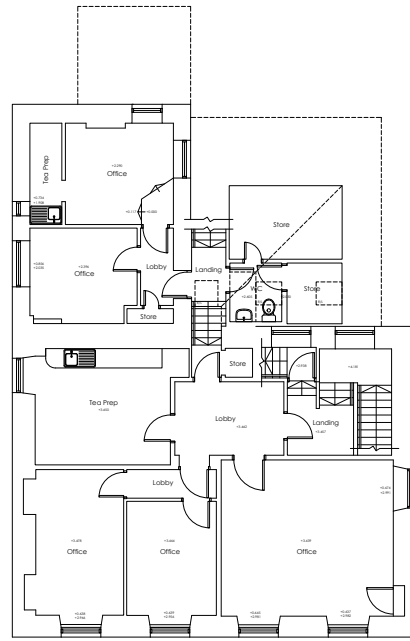
EPC = G. A copy of the energy performance certificate is available upon request.

LEASE TERMS

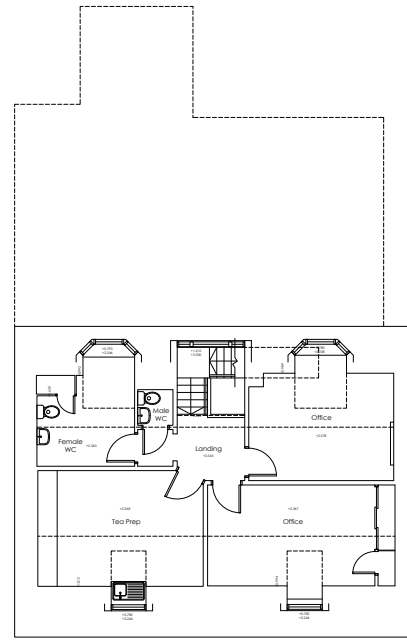
The premises will be offered on Full Repairing and Insuring terms. For further information, please contact the letting agents.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



RENT

For further information on rent, please contact the joint agents.

VAT

VAT will be applicable on any rent / insurance or common charges.

LEGAL COSTS

In the normal manner, each party will be responsible for their own legal costs incurred. The tenant will be responsible for LBTT and/or registration dues.

FURTHER INFORMATION

Interested parties are advised to note interest with the letting agents. Viewings are by appointment only. For additional information please contact:

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

Galbraith is a trading name of CKD Galbraith LLP registered in Scotland number S0300208 with registered address 59 George Street, Edinburgh, EH2 2JG.
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