

**TO LET  
MAY SELL**

**Retail Premises with  
Class 3 / Takeaway  
Consent**

**NIA: 29.29 SQ.M (315. SQ.FT)**

**No VAT Payable**

**Rent: £5,500 per annum**

**Price: £40,000**



**WHAT 3 WORDS**

**15 DUFF STREET, TURRIFF, ABERDEENSHIRE,  
AB53 4AX**

**CONTACT: Shona Boyd** | [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk) | 01224 202800 | [shepherd.co.uk](http://shepherd.co.uk)

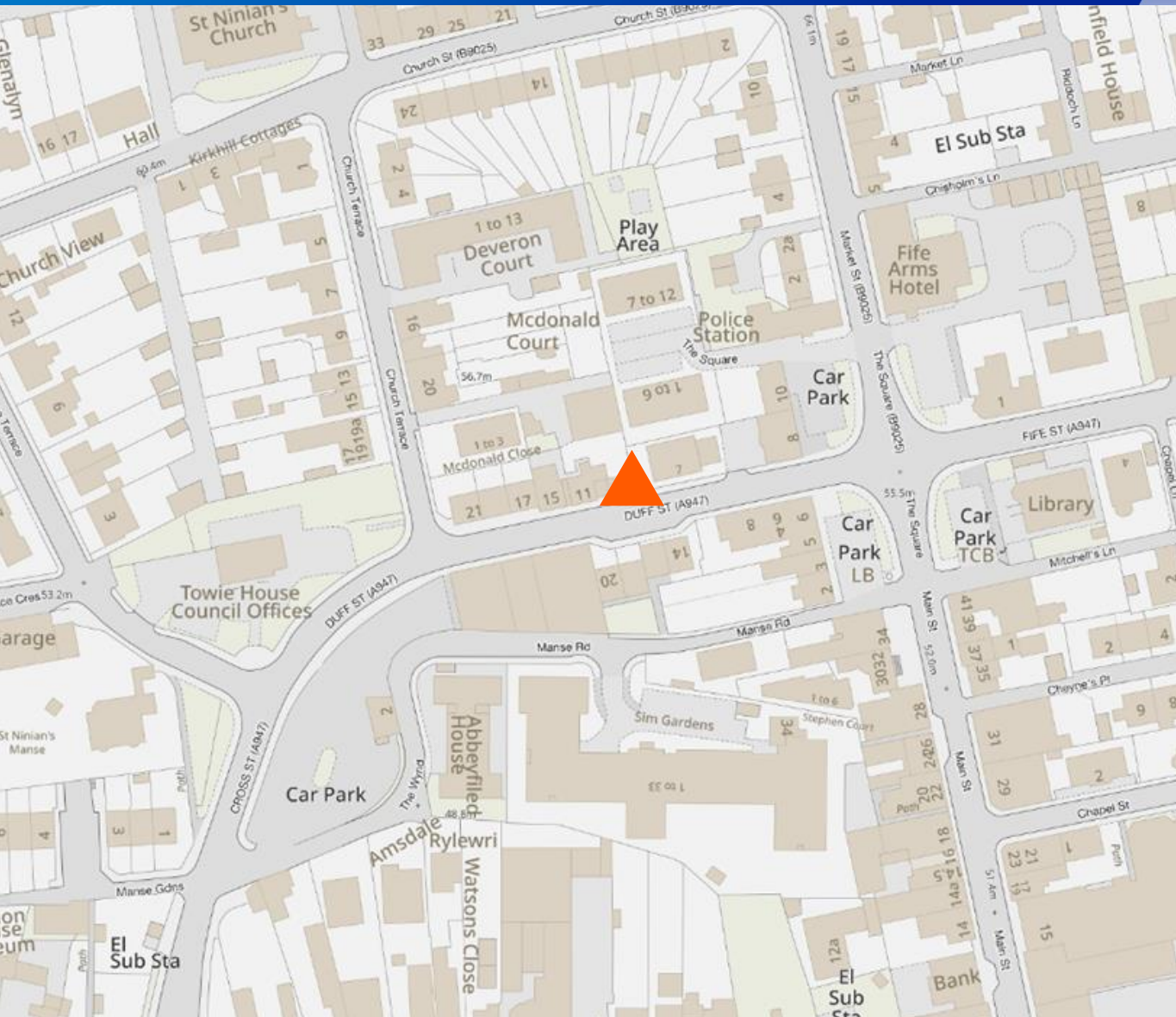






## Location

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ABERDEENSHIRE, AB53 4AX



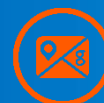
The subjects are situated in the town of Turriff, approximately thirty-five miles northwest of Aberdeen on the A947 route which runs between Aberdeen and the towns of Banff and Macduff.

The town is well placed for commuting and is one of the areas principal service centres. The population within Turriff is understood to be c.4,750.

The subjects themselves are located on the north side of Duff Street, in close proximity to its junction with Main Street which forms the main retailing part of the town centre. The property benefits from reasonable levels of passing footfall and vehicular traffic and is further benefited with on street parking.



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FIND ON GOOGLE MAPS



## Description

The subjects comprise of a single storey unit suitable for takeaway/fast food use presented in shell condition. Access to the property is via a single timber pedestrian door located directly from Duff Street. Further access can be found via a secondary pedestrian timber door located towards the rear of the unit.

The floors are of concrete design with walls throughout the property being plastered and painted as have the ceilings.

## Accommodation

|              | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| <b>Total</b> | 29.29          | 315             |

The above areas have been calculated from on-site measurements on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

## Price

£40,000.

## Rental

£5,500 pa exclusive of VAT is sought, payable quarterly in advance.

## Lease Terms

The premises are available on the basis of a new lease.

## Rateable Value

The subjects are currently entered into the Valuation Roll at £2,000. We would point out that any incoming occupier would be able to appeal this figure.

Small business rates relief will be available to qualifying occupiers

## VAT

No VAT is payable in addition to the rent or purchase price.

## Energy Performance Certificate

Further information and a recommendation report is available to seriously interested parties upon request.

## 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.

## Entry

Upon conclusion of legal missives.

## Get in Touch

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



**Shona Boyd**

[Shona.boyd@shepherd.co.uk](mailto:Shona.boyd@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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