

FOR SALE

Retail Premises

Town Centre Location

100% Rates Relief Available

Size – 138.35 SQM (1,489 SQFT)

Price - £110,000



WHAT 3 WORDS

23 HIGH STREET, TURRIFF, AB53 4ED

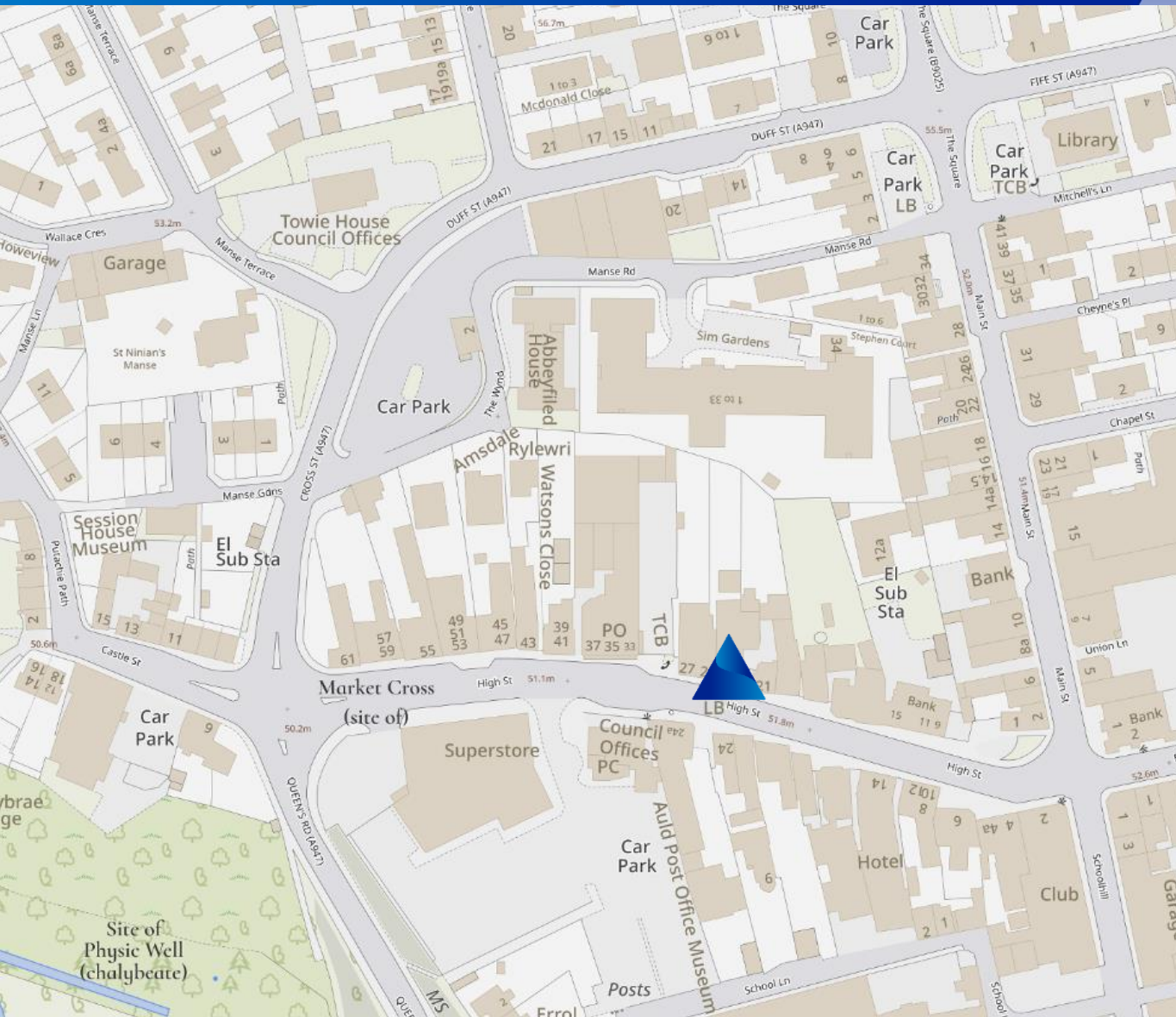
CONTACT: Melanie Grant | melanie.grant@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

23 HIGH STREET, TURRIFF, AB53 4ED



The subjects are situated within the town of Turriff, which is located approximately 35 miles north west 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 area's principle service centres. The population within Turriff is understood to be around 4,750.

The subjects themselves are located on the north side of High Street, between its junctions with Main Street and Queen's Road, within Turriff town centre. Surrounding occupiers are predominantly in commercial uses, with occupiers in the vicinity including Symposium Coffee House, Golden Scissors, Costcutter, and Tesco.

Town Centre Retail Unit



FIND ON GOOGLE MAPS



Description

23 HIGH STREET, TURRIFF, AB53 4ED



The subjects comprise of a ground floor retail unit within a two storey and attic property of traditional sandstone construction with a pitched and slated roof over. The subjects benefit from a glazed double frontage with traditional signage fascia above.

Internally, the property is divided to provide an open plan sales / service area to the front, with ancillary staff and storage accommodation to the rear. Flooring throughout is overlaid in wooden style laminate with the walls being predominantly lined in slatwall panelling and ceiling being suspended towards the front and painted plasterboard towards the rear. Natural light is provided by way of the glazed double frontage fronting the high street with artificial lighting being provided by a mix of fluorescent lights and pendant light fittings. A hatch provides basement access which is suitable for storage purposes.

Accommodation

	m ²	ft ²
Ground Floor	124.57	1,341
Basement	13.78	148
Total	138.35	1,489

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



Price

£110,000 exclusive of VAT is sought for our client's interest in the premises.

Rateable Value

The Rateable Value for 23 High Street, Turriff, AB53 4ED as of 1st April 2023 is shown on the Scottish Assessors' website as £10,250.

The subjects would therefore be applicable for 100% rates relief should an incoming occupier qualify.

Energy Performance Certificate

The subjects currently have an EPC rating of 'TBC'.

Further information and a recommendations report are available to seriously interested parties upon request.

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 incoming 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:



Melanie Grant

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.

shepherd.co.uk