

RETAIL UNIT WITHIN TOWN CENTRE





45 High Street

Turriff, AB53 4EJ | 123.9 sq.m (1,334 sq.ft)



45 HIGH STREET

TURRIFF, AB53 4EJ



LOCATION

Turriff is located approximately 35 miles north west of Aberdeen.

The property is well located on the north side of the High Street immediately opposite Tesco Supermarket as well as the main local authority operated public car park. Other nearby occupiers include Costcutter, Murdoch Allan Craft Bakery, Santander, Bank of Scotland, The Royal Bank of Scotland and Turriff Jewellers.

Turriff Academy is also located close by.

DESCRIPTION

The subjects comprise a retail premises forming part of the ground floor of a three storey building of stone construction.

Internally, the subjects comprise a front sales area with further staff and storage areas to the rear.

RENT

The passing rent is £16,000 per annum.

RATEABLE VALUE

The Valuation Roll shows a rateable value of £12,750 effective from 1 April 2017.

RATES PAYABLE

£6,247.91 (approx. for 2020/21).

PROPERTY DETAILS

RATES DETAIL

	also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.
LEASE TERMS	The subjects are held on Full Repairing and Insuring terms until 29 November 2021. Our client is seeking to assign or sub-let their leasehold interest.
FLOOR AREA	The following approximate net internal floor area has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-
GROUND FLOOR TOTAL	123.9 sq.m 1,334 sq.ft
EPC	G. Copy available on request.
VAT	The rent quoted is exclusive of VAT.
LEGAL COSTS	Each party will bear their own legal costs associated with the documentation of any lease. The ingoing tenant will be responsible for LBTT, registration dues and the cost of obtaining Head Landlord's consent as applicable.
ENTRY	By arrangement and on conclusion of legal formalities.

Any ingoing tenant will have the right

to appeal the Rateable Value and may

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

RICHARD NOBLE

t. 01224 597528

e. richard.noble@fgburnett.co.uk

DANIEL MITCHELL

- t. 01224 597539
- e. daniel.mitchell@fgburnett.co.uk

FGBURNETT.CO.UK

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