

RETAIL UNIT WITHIN TOWN CENTRE



FG Burnett



TO LET

45 High Street

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

To request a viewing call us on 01224 572661

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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

Any ingoing tenant will have the right to appeal the Rateable Value and may 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
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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.

VIEWING & OFFERS

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

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