



TOWN CENTRE PREMISES SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING



FG Burnett

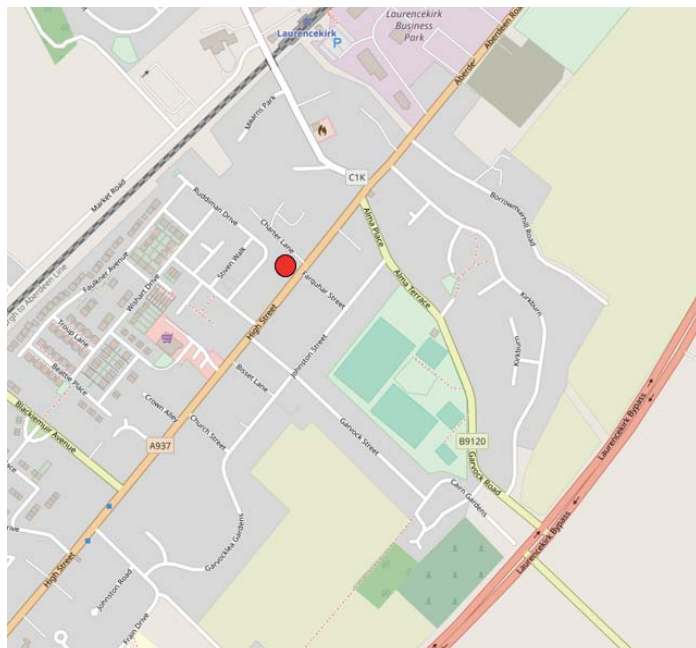


FOR SALE 56-58 High Street

Laurencekirk, AB30 1BJ | 87.05 sq.m (937 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The town of Laurencekirk is located approximately 30 miles South of Aberdeen and 36 miles North of Dundee and has a population of approximately 3,000. A recently opened railway station greatly enhances the town's connectivity.

The subjects are located on High Street, the main commercial thoroughfare of the town. Neighbouring occupiers include a mix of local independent traders as well as two Co-op Convenience Stores, Post Office and a pharmacy. Independent retailers include a coffee shop, kitchen showroom and various takeaway operators.

DESCRIPTION

The subjects comprise a single storey retail unit of traditional construction, rendered externally and having a pitched roof of timber construction with a slate covering. The accommodation comprises sales area, rear store, staff kitchen and a single WC. A Ramsay ladder located within the sales area gives access to a modest attic storage space. There is a public car park to the rear.

PRICE

Offers over £70,000 exclusive of VAT.

Rateable Value	The Valuation Roll shows a Rateable Value of £10,250 for the property with effect from 1 April 2017.	
Rates Payable & Reliefs	£5,022.50 (approx) for the year 2021/22. Any purchaser 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.	
Tenure	Heritable	
VAT	Any price quoted is exclusive of VAT which will be applicable.	
EPC Certificate	A copy of the EPC is available upon request.	
Floor Areas	The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition).	
Ground Floor	87.05 sq.m	937 sq.ft



CLOSING DATE

A closing date for the receipt of formal offers may be set. Interested parties must therefore note their interest in writing with the selling agents.

ANTI MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identify checks, to satisfy AML requirements when Heads of Terms are agreed.

LEGAL COSTS

Each party will bear their own legal costs associated with the documentation of the transaction. The purchaser will be responsible for any LBTT and registration dues applicable.

ENTRY

By agreement upon conclusion of all legalities.

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VIEWING & OFFERS

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

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