

DM HALL

For Sale

Retail with Class
3 (Food & Drink)
Consent

66 Main Street,
Alford
AB33 8AA



29.73 SQM
(320 SQ FT)

Property Details

- Prominent town centre location
- Currently fitted out as a café
- '100% Rates Relief' available to qualifying occupiers.
- Suitable for alternative uses (subject to planning).
- Offers are invited at £48,000.

LOCATION

The property is situated within the heart of Alford town centre, which is a popular commuter town and serves as the main central point for the outlying rural areas. Alford is located approximately 26 miles to the west of Aberdeen. More specifically, the property is located on the south side of Main Street, the town's commercial throughfare.

Forming part of an established retailing location, nearby occupiers include Alford Carpets & Flooring, N.S Wilson Pharmacy and Daisy Tree Baby Boutique.

DESCRIPTION

The premises comprise the ground floor of a two storey and attic building. The upper floors are understood to be in separate ownership and in residential use.

The main walls are of pointed stone construction whilst the roof sections over are timber framed, pitched and clad with slate incorporating dormer projections. The property has been extended to the rear by means of a single projection which of rendered blockwork under a mono pitched roof overlaid in tile.



Property Details

Internally the property provides an open plan café with a seating area to the front, and kitchen and WC facilities to the rear. The property has recently undergone a full refurbishment offering a 'turnkey' opportunity to any ingoing tenants.

Externally, the property benefits from an external seating area and bike storage to the rear.

ACCOMMODATION

The property provides the following accommodation and floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth edition).

Demise	Accommodation	sq m	sq ft
Ground	Servery, kitchen	29.73	320

SERVICES

The property is served with mains supplies of water and electricity, with drainage being to the public sewer.

PROPOSAL

We are seeking offers at £48,000 for our client's heritable interest in the property.

RATING ASSESSMENT

The property is current listed in the valuation roll as having a ratable value of £4,100.

Albeit we understand the property is liable for Business rates relief under the Non-Domestic (Business) Rates Small Business Bonus Scheme.

The Uniform Business Rate for the year 2024/2025 is 49.8p on the £. Water and wastewater rates are also payable.



Property Details

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E [78].
Full documentation will be made on request.

VAT

All prices quoted in this schedule are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own costs. Any incoming tenant/occupier will be responsible for their own legal costs. Any incoming occupier will be responsible for the payment of LBTT and registration dues.

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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DM HALL



Regulated by
RICS

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