



WELL LOCATED SINGLE STOREY UNIT WITH CLASS 3 PLANNING CONSENT



**FG Burnett**



FOR SALE

**19 High Street**

Banbury, AB31 5TB | 71.53 sq.m (770 sq.ft)

To request a viewing call us on 01224 572661

**FGBURNETT.CO.UK**



## LOCATION

The town of Banchory is located approximately 20 miles to the West of Aberdeen. The town has a current population of approx. 7,500 and is the largest settlement in the Marr area which has a population of approx. 40,000. The subjects are located at the western end of the High Street within Banchory Town Centre. High Street occupiers include WH Smith, The Co-operative and JG Ross together with a mix of local independent traders.

## DESCRIPTION

The subjects comprise a semi-detached single storey unit with a traditional timber shop front. Internally, the unit is fitted out as a fish and chip shop with customer seating and single WC.

## PRICE

Offers over £125,000 exclusive of VAT.

## SPECIAL NOTE

The fixtures and fittings may be available by separate negotiation.

## RATEABLE VALUE

The rateable value effective from 1 April 2023 is £14,000.

## 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' identity checks to satisfy AML requirements when Heads of Terms are agreed.

## RATES DETAIL

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

## FLOOR AREA

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following floor area calculated:-

## GROUND FLOOR

71.53 sq.m      770 sq.ft

## EPC

G. Copy available on request.

## VAT

The price quoted is exclusive of VAT which may be applicable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing occupier will be responsible for any LBTT and registration dues applicable.

## ENTRY

Upon conclusion of all legalities.

## VIEWING & OFFERS

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

### RICHARD NOBLE

t. 01224 597528

e. richard.noble@fgburnett.co.uk

**FGBURNETT.CO.UK**