



TOWN CENTRE LANDMARK BUILDING

CAPABLE OF SUBDIVISION

RETAIL / OFFICE
ACCOMMODATION

OUTBUILDINGS AND SUBSTANTIAL
CAR PARK INCLUDED

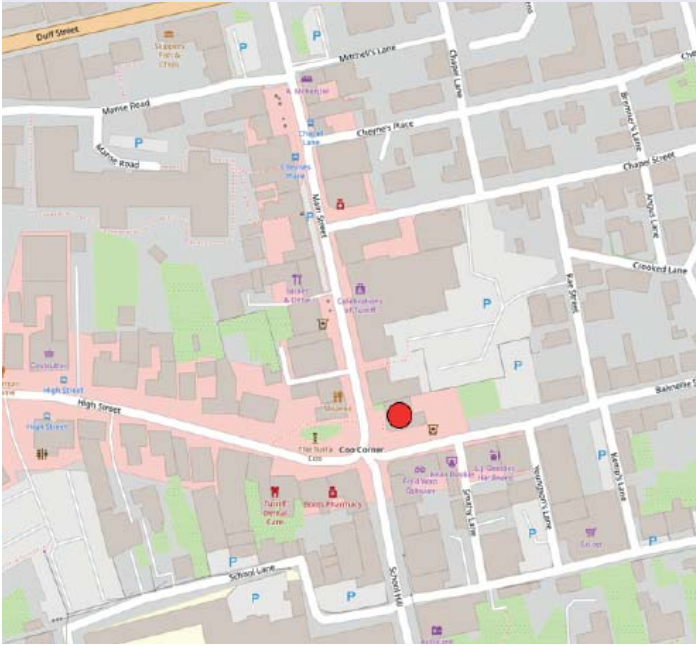


TO LET 1 Main Street, Turriff

AB53 4AA | 351.7 sq.m (3,785 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



LOCATION

The market town of Turriff is located approximately 35 miles to the North West of the City of Aberdeen. The town has a population of approximately 5,000 people and benefits from a wider catchment. The town provides an abundance of local services including a Tesco Supermarket in the town centre. Local retailers include the well-known Celebrations of Turriff - Home Store and Restaurant.

DESCRIPTION

The subjects comprise a substantial red sandstone building occupying a prominent location in Turriff town centre at the corner of Main Street and Balmellie Street. This former bank building provides retail / office accommodation at ground floor with office and staff accommodation at first and second floors. In addition to the main building there are several outbuildings including a single garage, a garden area and a substantial car park for around 14 cars.

FLOOR AREAS

The subjects have been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition). The approximate areas are as undernoted:-

Ground Floor	166.8 sq.m	1,795 sq.ft
Half Landing	20.6 sq.m	222 sq.ft
First Floor	86.4 sq.m	930 sq.ft
Second Floor	77.9 sq.m	838 sq.ft
Total	351.7 sq.m	3,785 sq.ft

RENT

£25,000 per annum exc VAT.



RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £25,750.

RATES DETAIL

Any incoming occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

LEASE TERMS

The property is available on the basis of a full repairing and insuring lease for a duration to be agreed. Any long term lease will incorporate upwards only rent reviews.

EPC RATING

A copy of the EPC is available upon request.

VAT

The rent quoted is exclusive of VAT which will be applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction. The incoming 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.

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