

1 Gordon Street
Huntly
AB54 8AJ

Commerical Premises



£600 per month

Benefiting from a superb prominent location on the corner of the town square is this shop premises for Let. Huntly is a busy town and offers a variety of local shops, restaurants and cafés.

Lease Terms

On application. Long term lease is available and a full repairing lease will apply.

Features

Prominent Location on the corner of Huntly town square

Long Term Let Available

Immediate Entry

Shop floor space approximately 52 sqm

Deposit to be discussed

Location

The property benefits from a superb prominent location on the corner of town square. Huntly is a busy town and offers a variety of local shops, restaurants and café's. Previously occupied by a book makers, this would be suitable for a range of uses subject to the relevant consents being obtained from the local authority.

Retail Premises

The property was formally used as a Labrokes Betting Shop and provides a shop floor area which is entered by double doors to the front and with 2 large single glazed display windows. Towards the rear of the shop floor there is a customer W.C cloakroom and a slightly raised floor area which would have had a reception desk / counter. A door leads through to a Kitchenette with staff W.C Cloakroom.

Shop Floor area measures – 22'2" (6.75) max x 20'10" (6.35)

Open plan shop floor area with a slightly raised floor area to the rear corner, this would have been a reception desk / counter.

A door leads to the Customer W.C Cloakroom and a 2nd door leads to the Kitchenette area and Staff W.C Cloakroom.

Customer W.C Cloakroom – 7'6" (2.28) x 5'2" (1.57)

Automatic light fitting

Press flush W.C

Wash basin with electric water heater and electric hand dryer

Kitchenette with staff W.C Cloakroom – 6'2" (1.87) x 4'11" (1.49)

Single sink with drainer unit, electric water heater and cupboard space below

A door leads to the Reception Desk / Counter area and to the staff W.C Cloakroom

Staff W.C Cloakroom – 6'1" (1.84) x 4'1" (1.24)

Automatic lighting

W.C and wash hand basin with electric water heater

Utilities

The shop has main water supply and electricity.

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Rateable Value

The property is entered in the current valuation roll as the following:

Area (m2)	Rate (£/m2)	Value	
Ground Floor Front Shop A –	51.80	£108.00	£5594.00
NAV Ground Floor –	51.80		£5594.00

Total £5500

Occupiers may be eligible for rates relief under the small business bonus scheme.

EPC Band - G



Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.