



FG[®] Burnett

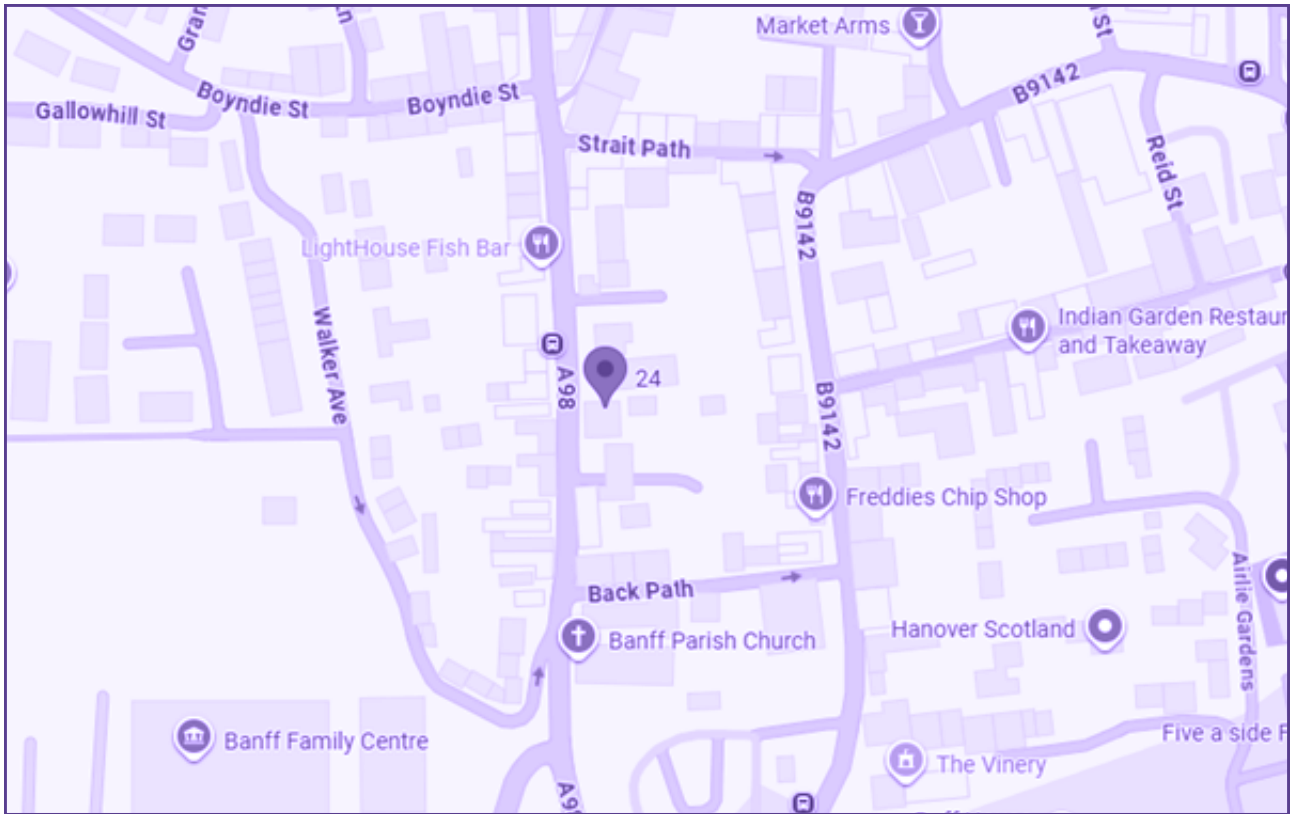
To Let

24 High Street

Banff, Aberdeenshire, AB45 1AE

225.49 sq.m | 2,427 sq.ft

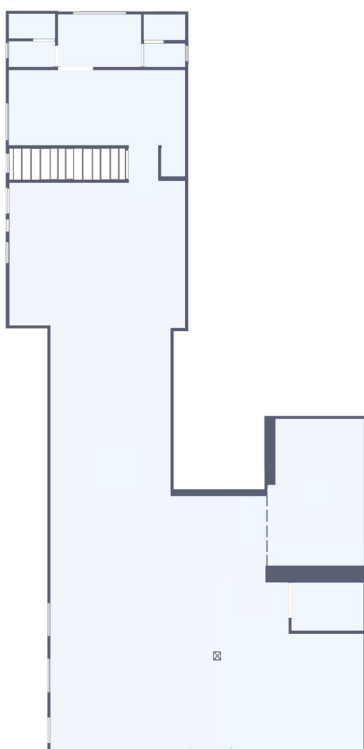
- Retail unit within Banff town centre
- Basement can be separately accessed for deliveries



Location

Banff is a coastal town in Aberdeenshire, situated around 40 miles north of Aberdeen. The property lies on the east side of the High Street, in the heart of Banff town centre.

Surrounding occupiers include Morrisons Daily, Lighthouse Fish and Chips, First Class Turkish Barber, Strachan Pharmacy and JG Ross.



GROUND FLOOR *

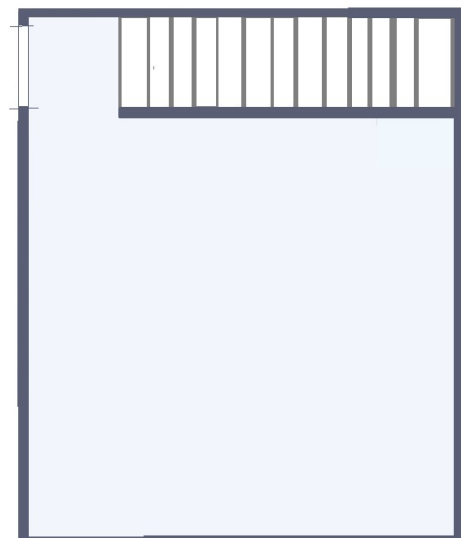
Description

The subjects are arranged over ground and basement floors within a three-storey attic and basement building. The property features a double retail frontage, with access via single glazed entrance door.

Internally, the ground floor provides:-

- Main sales area
- Storage to the rear
- Fixed access to basement

Access into the basement can also be taken through a double door, which fronts onto a lane alongside the property for deliveries.



BASEMENT *

* Floorplans are for indicative purposes only and are not to scale.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:

Ground Floor	198.89 sq.m	2,141 sq.ft
Basement	26.60 sq.m	286 sq.ft
Total	225.49 sq.m	2,427 sq.ft

Rent

£16,500 per annum excluding VAT.

Lease Terms

The property is available on full repairing and insuring terms for a duration to be agreed. Any longer term lease will incorporate 5 yearly upward only rent reviews.

Rateable Value

The Rateable Value effective from 1 April 2023 is £17,250.

Viewings & Offers

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

Lisa Cowie

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Rates Details

Any ingoing 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

EPC

Copy available on request.

VAT

VAT will be payable in addition to monies due under a lease of the premises.

Legal Costs

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

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Sophie Evans

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