



FG[®] Burnett

For Sale / Part Let Investment

2 Bridge Street & 42 Market Street

Ellon, AB41 9AA & AB41 9JD

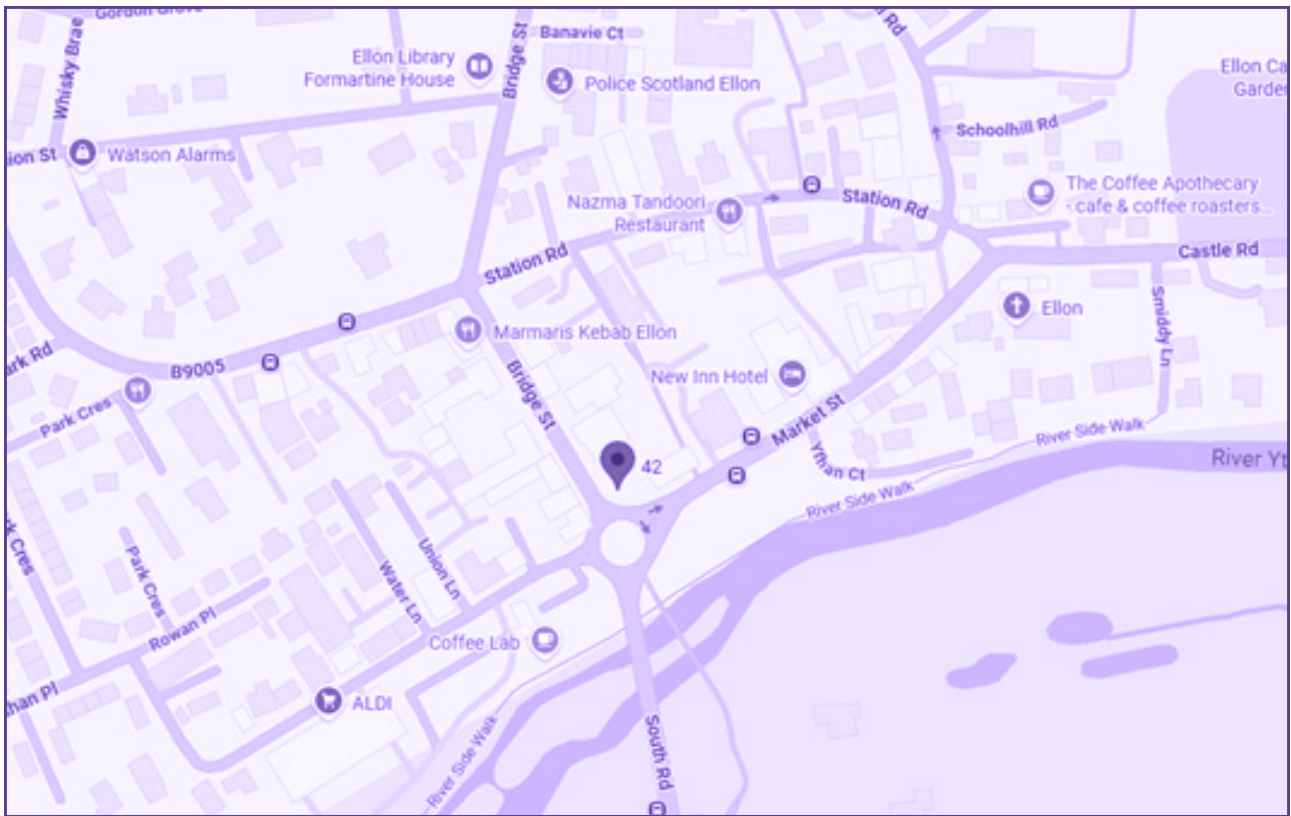
288.30 sq.m | 3,103 sq.ft

- Prominent Ground Floor Retail Unit
- First Floor Let to Wren Sterling
- Attic Floor has existing Class 11 Leisure Use
- Situated in the market town of Ellon



All enquiries:
01224 572 661

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Location

Ellon is a market town within Aberdeenshire, located to the north of Aberdeen City. The subject is located on the corner of where Bridge Street and Market Street intersect within Ellon Town Centre. The building occupies a prominent roadside position and the retail unit benefits from a return frontage.

Surrounding occupiers include Hey Sweetie, Annie's Tea Room, Ellon Post Office, Rowlands Pharmacy, Jax Fish and Chips and Aloha Beauty Salon.

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 (2 Bridge Street)	66.62 sq.m	717 sq.ft
First (42 Market Street)	139.48 sq.m	1,501 sq.ft
Attic (42 Market Street)	82.20 sq.m	885 sq.ft
Total	288.30 sq.m	3,103 sq.ft

Description

The subjects comprise a two storey and attic building of block construction. The property sits beneath a pitched and slated roof incorporating dormer projections onto Bridge Street and Market Street.

2 Bridge Street

- Self-contained retail unit occupying a prominent corner pitch.
- Benefits from full height double glazed retail windows across the entire return frontage
- Accessed via a recessed entrance door off Market Street
- The property comprises an open plan retail unit with ancillary areas to the rear

42 Market Street

- Two storey office, accessed off Market Street
- The first floor is let to Wren Sterling
- The attic floor is vacant and benefits from an existing Class 11-Leisure use
- The offices are largely open plan with a mix of private offices and staff welfare facilities

Investment Opportunity

The first floor is let to City Financial Aberdeen Ltd, who are now part of Wren Sterling. The salient lease terms are as follows:

- Passing rent: £17,400 per annum exc VAT
- Lease expiry: 1st August 2029
- Tenant break option: 1st August 2027
- Rent Review provisions on 1st August 2027, and 1st August 2028, to Open Market Rental Values capped at a 10% increase per year.

Planning

The upper floors may present a potential for residential redevelopment, subject to planning. The subjects are covered in the Aberdeenshire Local Development Plan 2023. Within the adopted plan the subjects are located in an area designated as Ellon Town Centre (TC).

Price

£275,000 exc VAT for our client's heritable interest.

Rateable Value

2 Bridge Street	£11,500
First Floor, 42 Market Street	£11,250
Attic Floor, 42 Market Street	£5,600

Viewings & Offers

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

Sophie Evans

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e: sophie.evans@fgburnett.co.uk

Lisa Cowie

t: 01224 597 536

e: lisa.cowie@fgburnett.co.uk

Rates Detail

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

Entry

By agreement upon conclusion of legal missives.

EPC

Information available on request.

VAT

The property is not elected for VAT.

Legal Costs

Each party will bear their own legal costs associated with the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.

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.



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