

FG[®] Burnett

TO LET (IN PART OR IN WHOLE)

Former Clydesdale Bank
Market Square
Oldmeldrum
AB51 0AY

247.18 sq.m | 2,663 sq.ft



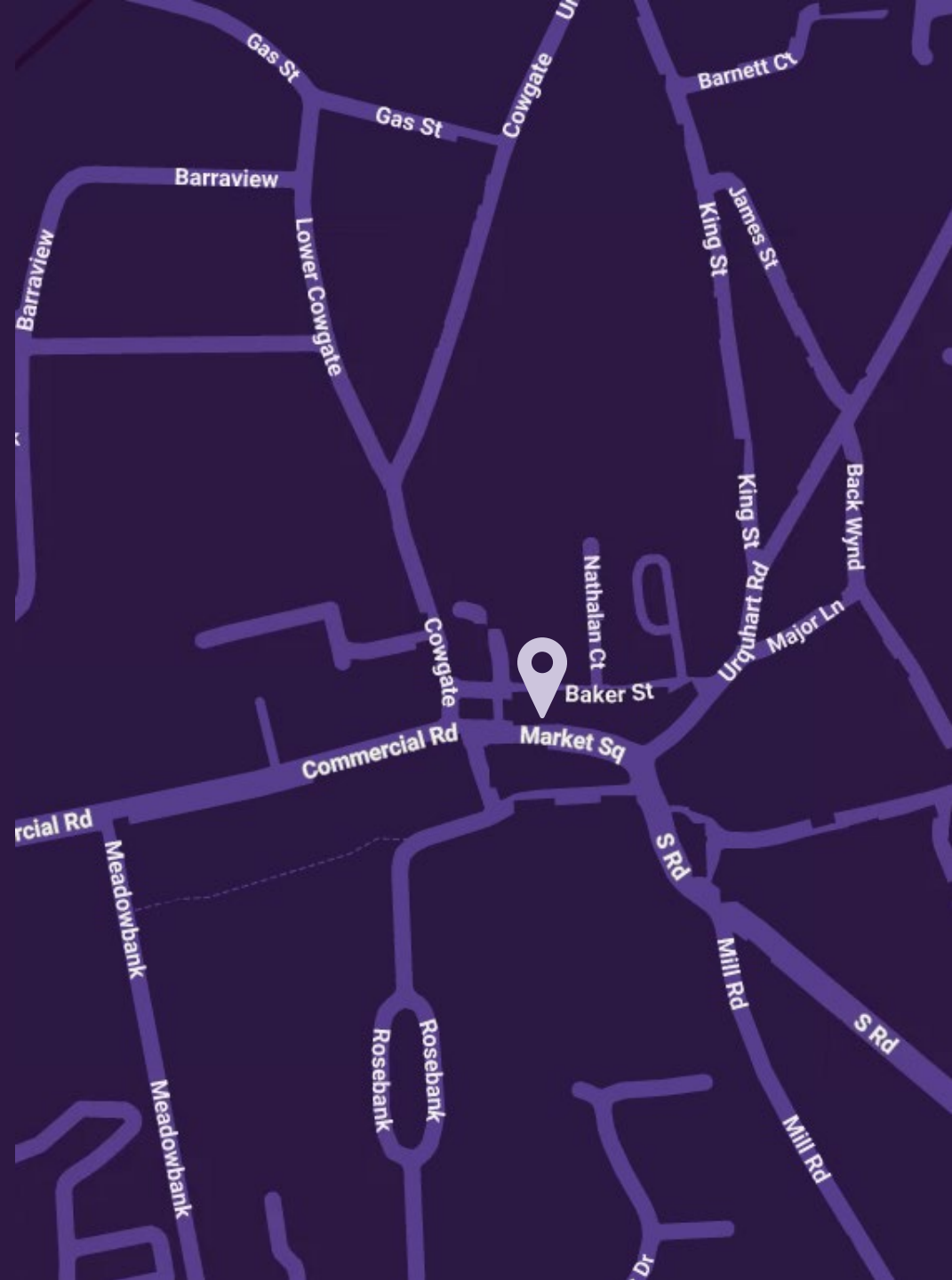
/// INTERRUPT.RADIO.THRASHING



Location

Oldmeldrum has a population of approximately 3,000 people and serves as a key service centre for the surrounding rural area. Situated approximately 20 miles from Aberdeen City Centre, the town supports a range of local amenities including independent retailers, cafés, and professional services situated along the main high street.

More specifically, the property is located on the north side of Market Square, within the heart of Oldmeldrum town centre. Surrounding occupiers include Meldrum Fish Bar, Key Store, JG Ross Bakers, Oldmeldrum Post Office, Morris's Hotel and Restaurant and Stewart & Watson Legal Services.



Description

The subject comprises a two storey plus attic building of traditional stone construction, which sits under a pitched and slated roof. Internally, the subject comprises a mix of open plan and cellular office accommodation across the ground and first floors. The attic floor comprises further office and storage accommodation, with a WC/shower room. There are WC's and tea prep facilities across all levels, with each floor being separately metered.

Internal specification includes a mix of concrete and suspended timber floors overlaid in various coverings, and painted plasterboard walls and ceilings. Lighting is by way of LED and fluorescent light fitments, alongside sash and case windows, with Velux windows featured at attic level. Heating is provided through wall mounted electric panel heaters.

The ground floor may be suitable for alternative uses, subject to planning, and has the potential to form its own unit. There is a separate entrance off Baker Street which serves the upper floors and provides the flexibility for the building to be let either in whole or in part.





Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate gross internal areas calculated:

AREA	SQ.M	SQ.FT
Ground Floor	92.06	992
First Floor	124.77	1,344
Attic	30.35	327
Total	247.18	2,663

Planning

Any interested parties should make their own enquiries to the local planning authority and satisfy themselves that their proposed use is permitted.

Rent

Whole building: £24,000 per annum
Ground Floor: £14,000 per annum
Upper Floors: £12,500 per annum

Rateable Value

The Valuation Roll shows a Rateable Value of £19,000 effective from 1st April 2026.

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

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.

EPC

Copy available on request.

VAT

All monies quoted are exclusive of any VAT which will not be payable.

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.

Entry

On conclusion of legal missives.

Viewing & Offers

All offers should be made in writing to the sole agents

FG.B
®

Sophie Evans

t: 01224 597 525

e: sophie.evans@fgburnett.co.uk

Lisa Cowie

t: 01224 597 536

e: lisa.cowie@fgburnett.co.uk

01224 572 661 | fgburnett.co.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of His Majesty's Stationery Office. © Crown Copyright PU 100017316. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants where rents are above a certain level. Where this applies, a request for information will be made at the appropriate time.