



PROMINENT CORNER BUILDING IN THE HEART OF STONEHAVEN  
TOWN CENTRE



**FG Burnett**



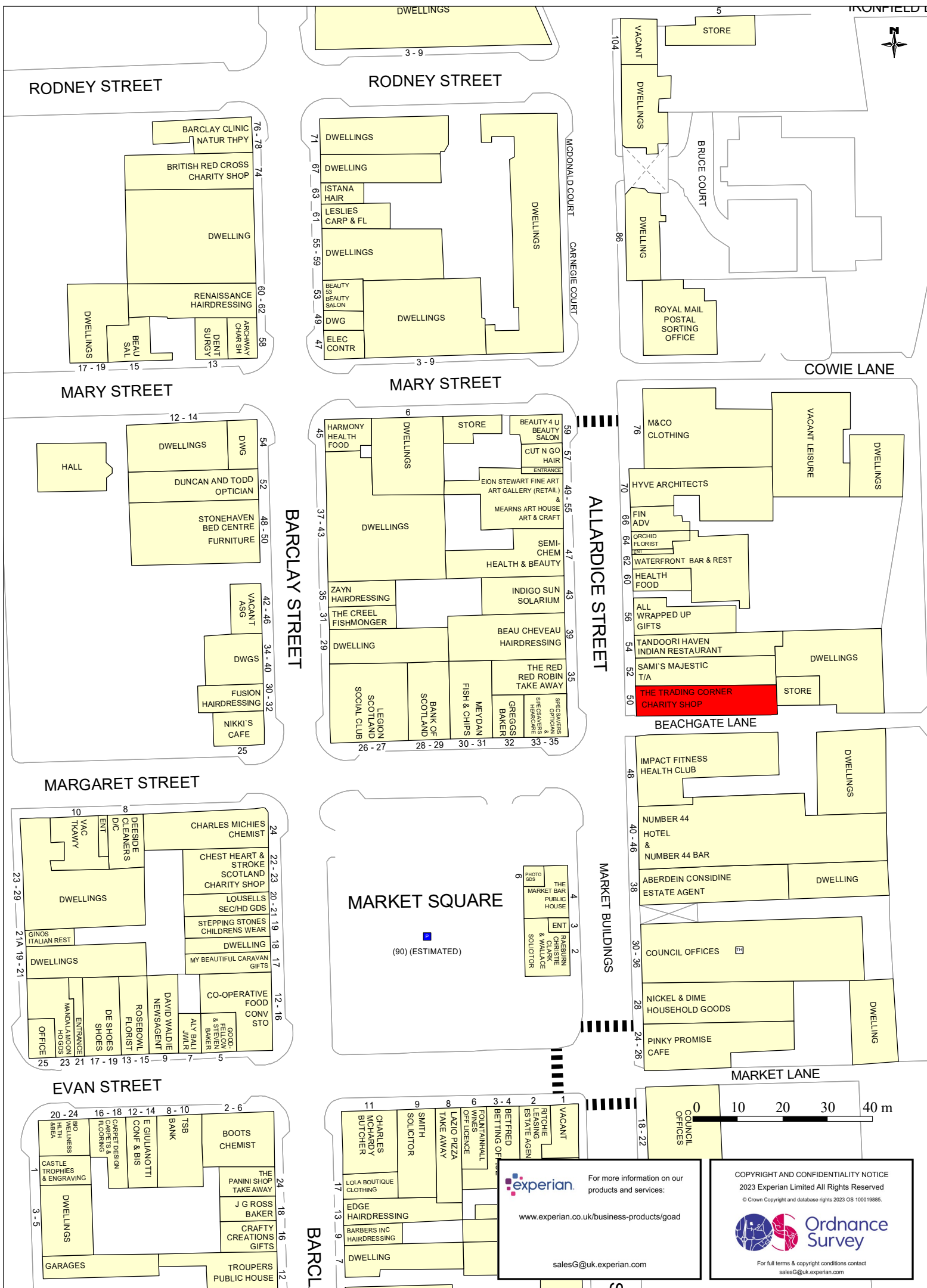
TO LET

# 50 Allardice Street

Stonehaven, AB39 2AA | 300.3 sq.m (3,232 sq.ft)

To request a viewing call us on 01224 572661

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## PROMINENT CORNER BUILDING IN THE HEART OF STONEHAVEN TOWN CENTRE

### LOCATION

Stonehaven is a coastal town in Aberdeenshire located approximately 15 miles to the south of Aberdeen City. It is a popular commuter town with a local population of approx. 11,000 people. Stonehaven benefits from the AWPR and its proximity to the A90 trunk road between Aberdeen and Dundee and the A92 coastal road. Stonehaven has its own railway station providing excellent links to Aberdeen to the North and Dundee and the Central Belt to the South.



### DESCRIPTION

The property comprises an end-terraced, two storey and attic stone built property with a two storey extension to the rear having a pitched and slated roof. The property benefits from a prominent frontage to Allardice Street, overlooking Market Square Car Park. Occupiers in the vicinity include Specsavers, Greggs and SemiChem.

The ground floor is suitable for a variety of uses, currently retail, with office, staff and welfare facilities to the rear. The first floor and attic are currently used primarily as offices and storage but may be suitable for other uses subject to appropriate planning consents being secured.

### FLOOR AREA

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 follows:

Ground Floor	143.1 sq.m	1,540 sq.ft
First Floor	123.6 sq.m	1,330 sq.ft
Second Floor	33.6 sq.m	362 sq.ft
<b>Total</b>	<b>300.3 sq.m</b>	<b>3,232 sq.ft</b>



## RENT

Offers over £32,500 per annum

## VAT

Any rent quoted is exclusive of VAT which may be applicable.

## LEASE TERMS

The property is available on a Full Repairing and Insuring basis for a duration to be agreed. Any long term lease will incorporate periodic rent reviews.

## EPC RATING

D (60)

## RATEABLE VALUE

The property has a Rateable Value of £25,750 effective from 1 April 2023.

## RATES DETAIL

Any incoming tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the

various schemes currently available. Interested parties should verify all rating figures with the Local Authority at [www.saa.gov.uk](http://www.saa.gov.uk)

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any LBTT and registration dues applicable.

## ENTRY

On conclusion of legalities.

## VIEWING & OFFERS

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

### RICHARD NOBLE

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