



FG Burnett

To Let

76 Allardice Street

Stonehaven, AB39 2AA

668.62 sq.m | 7,197 sq.ft

- Town centre retail property with extensive frontage
- Town centre car parking close by
- Suitable for a variety of uses, subject to planning



All enquiries:

01224 572 661

fgburnett.co.uk



Location

The property is located within the coastal town of Stonehaven, approximately 15 miles south of Aberdeen city. The unit is positioned on Allardice Street, one of the main thoroughfares in the town centre, close to The Square and the town centre parking. The Royal Mail facility is located adjacent. Occupiers in close proximity include Semi Chem, Specsavers and Greggs.

Description

The subjects comprise an effectively detached retail property fronting Allardice Street. The property has extensive frontage with recessed centrally positioned customer doorway.

Internally the subjects provide sales accommodation at ground floor together with a single WC and small office. There is delivery access at the rear of the property although the current occupier services from the front. The first floor provides a stockroom together with male and female toilets, an office and a staffroom.



Floor Areas

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

Ground Floor	462.28 sq.m	4,976 sq.ft
First Floor	206.34 sq.m	2,221 sq.ft
Total	668.62 sq.m	7,197 sq.ft

Rent

£47,500 per annum excluding VAT.

Rateable Value

The Valuation Roll shows a rateable value of £43,000 effective 1st April 2023. The draft valuation roll for 1st April 2026 has a figure of £47,750.

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

E64. 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.

Entry

Upon conclusion of legalities.



Viewings & Offers

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

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