



For Sale

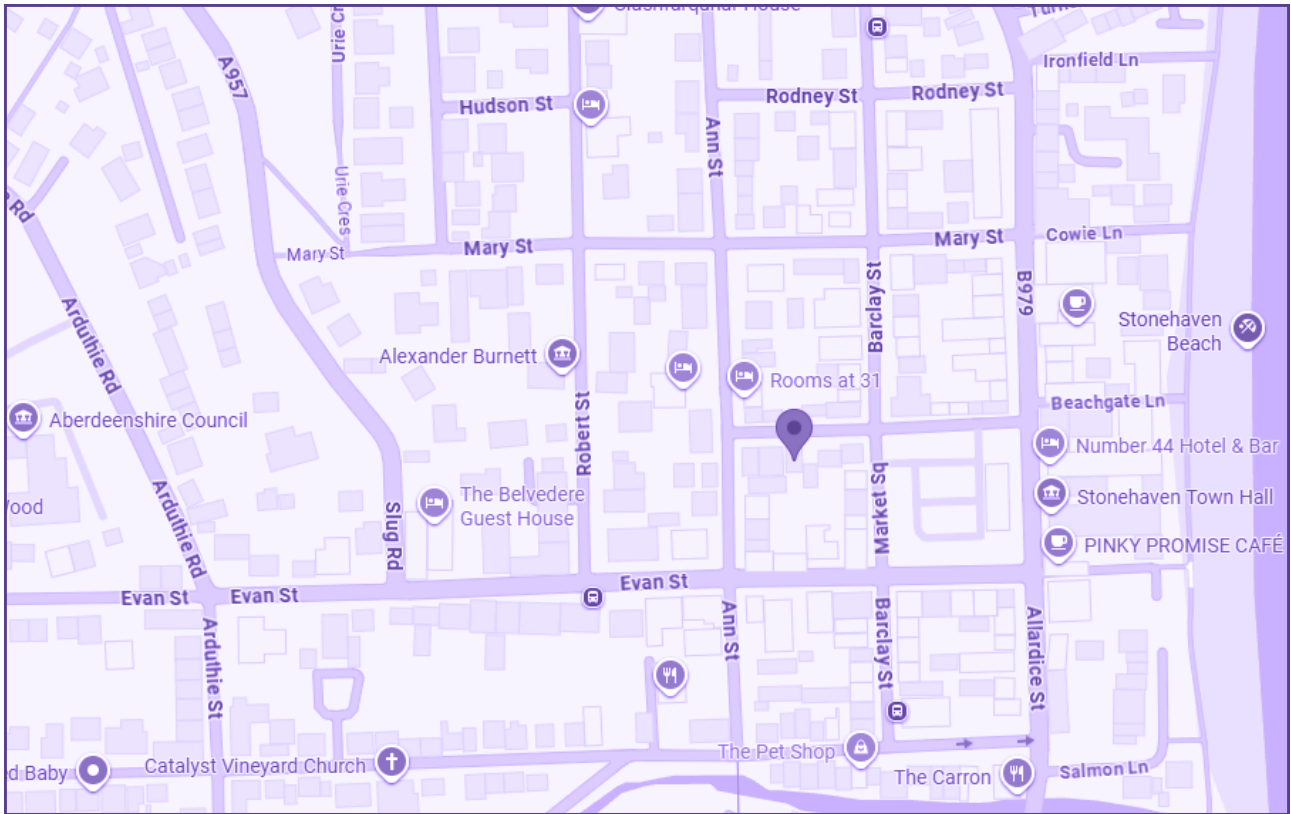
FG[®] Burnett

8 Margaret Street

Stonehaven, AB39 2AY

64.29 sq.m | 692 sq.ft

- Retail unit within Stonehaven town centre
- Suitable for a variety of uses subject to planning
- No VAT payable



Location

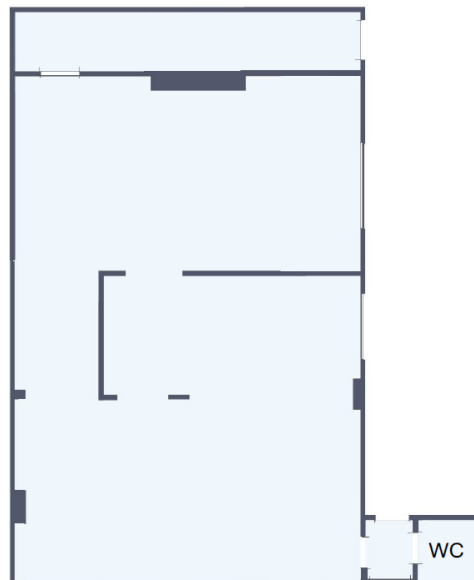
The property is located within the coastal town of Stonehaven, approximately 15 miles south of Aberdeen city. The subjects lie on the south side of Margaret Street within the town centre, perpendicular to The Square.

Nearby occupiers include Charles Michie Pharmacy, Chest Heart & Stroke Boutique and local operators.

Description

The subject comprises a single storey ground floor retail unit of block construction and a roughcast finish. The property sits under a pitched and slated roof and has two retail windows which fronts Margaret Street.

Internally, the property is largely open plan in nature with a WC off the main entrance. There is an external courtyard exclusive to the property accessible from a rear door and gate off Margaret Street.



Margaret Street

Accommodation

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

Ground Floor	64.29 sq.m	692 sq.ft
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Price

We are seeking offers in the region of £75,000 exclusive of VAT for our client's heritable interest.

Rateable Value

The Rateable Value effective from 1 April 2023 is £8,700.

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

EPC

Copy available on request.

VAT

The property is not opted to tax, therefore there is no VAT payable on the transaction.

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.

Viewings & Offers

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

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