

For Sale



VAT Free Retail Investment

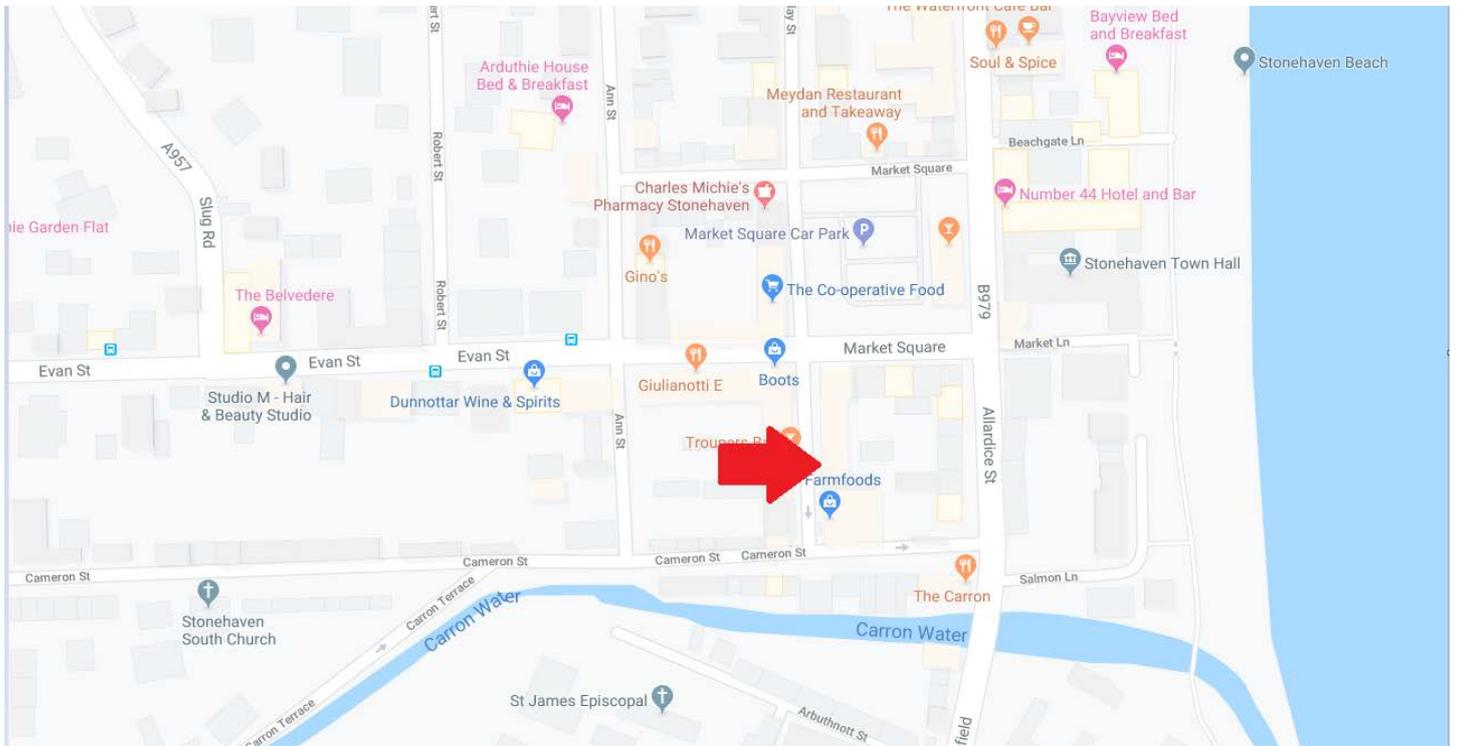
Stonehaven,
9 Barclay Street, AB39 2BJ

Net Internal Area: 36.50 sq m (393 sq ft)

- Busy Turkish Barber Shop Investment
- Town Centre Location
- Passing rent £7,620 per annum
- Offers over £85,000
- NIY 8.81%

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LOCATION

The property is located in Stonehaven which is a popular coastal town approximately fifteen miles to the south of Aberdeen City. Stonehaven is popular with tourists all year round and is very accessible being adjacent to the A90 Aberdeen to Dundee trunk road and at the southern end of the Aberdeen Western Peripheral Route.

The subjects themselves are located on the west side of Barclay Street, a short distance to the south of Market Square which is the main retailing location in the town. On street parking is provided on Barclay Street with further parking available within the square. Surrounding occupiers include Farmfoods, JG Ross Bakery and Boots the Chemist.

The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise a ground floor retail premises forming the ground floor of a 2 storey and attic building of granite construction, harled externally under a pitched and slated roof incorporating dormer windows. A single storey extension at the rear is of block construction, harled externally with a mono pitched and slated roof. The shop front is single glazed.

Internally the shop has recently been refurbished and is fitted out as a barbers and comprises sales area with 4 chairs to the front with staff toilet and storage area to the rear. A door at the rear allows access to a shared external area.

ACCOMMODATION / FLOOR AREAS

The subjects provide the following net internal floor area, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor 36.50 sq m (393 sq ft)

LEASE TERMS

The property is leased until 29 May 2021 at a passing rent of £7,620 per annum. The tenant has an option to extend the lease until 29th May 2024 on giving at least 1 months prior notice. If the lease is extended then the rent will be

increased with reference to RPI from the entry date of 29th May 2018. A copy of the lease is available on request.

PRICE

Offers over £85,000 are invited for our clients heritable interest in the subjects reflecting a Net Initial Yield of 8.81% after deduction of standard purchasers costs.

TENURE

Heritable

RATING ASSESSMENT

The valuation role shows a rateable value of £7,500 with effect from 1st April 2017.

The occupier may qualify for 100% rates relief through the Small Business Bonus Scheme.

The Uniform Business Rate for the year 2019/2020 is 49p in the £. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G.

Full documentation is available upon request.

VAT

The property has not been opted to tax so no VAT is payable on the purchase price

ENTRY

On conclusion of all legalities

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

Contact

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 Jackson Chartered Surveyors
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