

FOR SALE



Two adjoining retail units

Longside, Units 1 & 2, 1 Winding Brae, AB42 4XQ

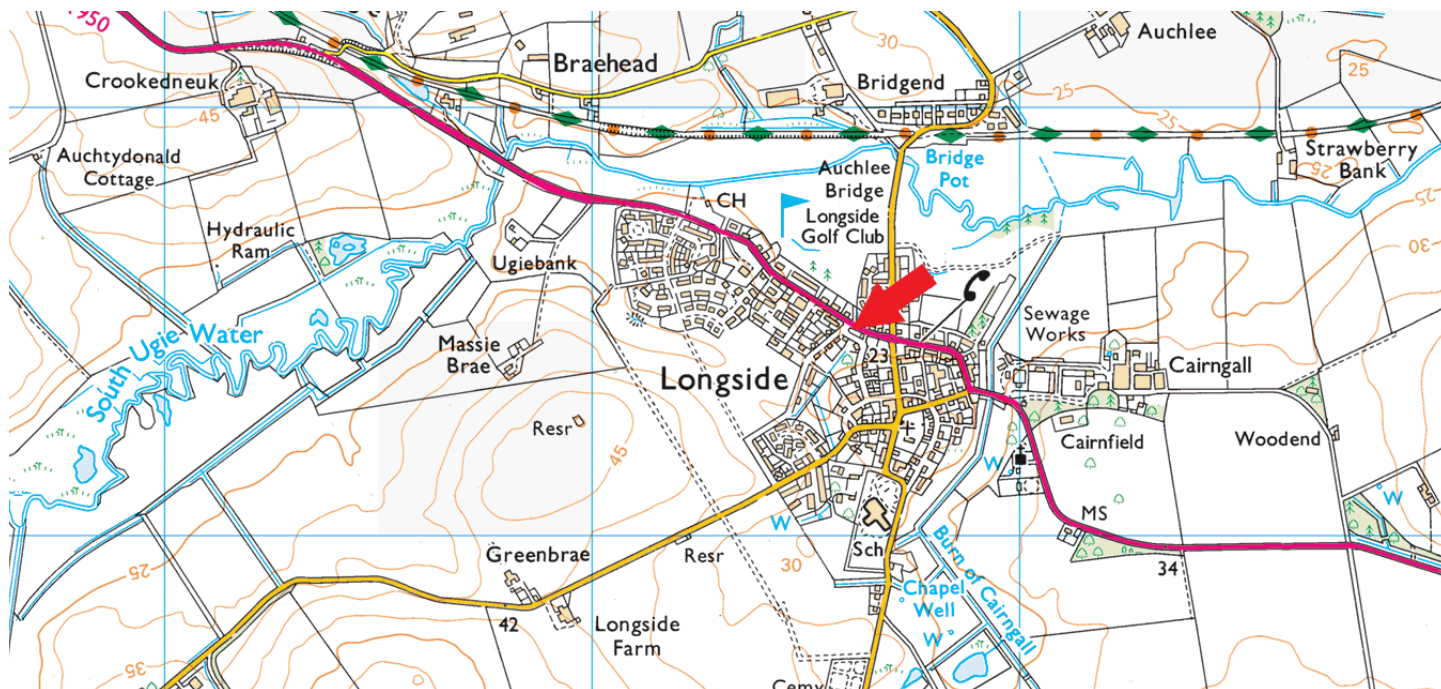
Unit 1 NIA: 51.49 sq m (554 sq ft)

Unit 2 NIA: 66.17 sq m (712 sq ft)

- Most recently used as a beauticians and cafe
- Fully refurbished to a high standard
- Preference to sell together but consideration given to offers for individual units
- Offers in the region of £140,000

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LOCATION

The subjects are located within Longside which is a village approximately 6 miles west of Peterhead and 3 miles east of Mintlaw. The village has a population of just over 1,000 people and serves as a commuter settlement for Peterhead. There are a number of businesses located within Longside including a Premier Convenience Store and a florist. The village benefits from a primary school.

The property itself is located on the south side of Main Street on the corner of Winding Brae and Church Lane. The surrounding area is mainly residential in nature with a free public car park located a short distance to the east.

The exact location can be seen on the above plan.

DESCRIPTION

The property comprises of two retail units located within a detached single storey property of blockwork construction with mono pitched, profile sheet clad roof. The external walls have been clad in timber. A small external area is located to the west side of the building and an external area to the east side of the building serves as a bin store.

Internally both units have been fully refurbished to a high standard and comprise of plasterboard lined walls and ceiling and laminate flooring. Both units benefit from double glazing and electric panel heating.

Unit 1 is currently used as a beauticians and comprises salon area, private treatment room incorporating a shower, staff wc and staffroom.

Unit 2 is currently used as a café and comprises serving/takeaway area and kitchen, Gents wc, Accessible/Ladies wc, store and seating for approximately 18 covers.

FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice [Sixth Edition]

Unit 1:	51.49 sq m	(554 sq ft)
Unit 2:	66.17 sq m	(712 sq ft)
Total:	117.66 sq m	(1,266 sq ft)

PRICE

Offers in the region of £140,000 are invited for our clients heritable interest in the subjects.

Offers for the individual units may be considered.

VAT

All prices stated are exclusive of VAT which may be applicable.

RATING ASSESSMENT

The valuation roll shows the following rateable values with effect from 1st April 2023.

Unit 1: £2,900

Unit 2: £3,600

The Uniform Business Rate for the year 2025/2026 is 49.8p in the £. Water and waste water rates are also payable.

The incoming occupiers may qualify for 100% relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of:

Unit 1 - C

Unit 2 - D

Full documentation is available upon request.

ENTRY

On conclusion of all legalities.

CLOSING DATE

Whilst a closing date may not necessarily be set all interested parties are advised to note their interest in writing to the sole agent.

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The purchaser will be responsible for payment of LBTT and registration dues if applicable.

OFFERS / VIEWING

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

Contact

Kevin Jackson
Jackson Chartered Surveyors
Tel: 01224 900029
Mobile: 07834 521600
Email: kevin@jacksonsurveyors.co.uk

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7 Albert Street, Aberdeen, AB25 1XX

Vikinglea, Arbroath, DD11 2QR

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