

## RETAIL PREMISES

- > LOCATED WITHIN A PRIME RETAILING POSITION
- > PRICE -
- > RENTAL – UPON APPLICATION
- > SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING CONSENT)

**DUNCAN'S of Banchory**

Furniture  
Picture Gallery  
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Specialists

# TO LET/MAY SELL

**2-4 DEE STREET, BANCHORY, AB31 5ST**

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## 2-4 DEE STREET, BANCHORY, AB31 5ST

### LOCATION

The subjects are within the popular Deeside town of Banchory which is located some 17 miles west of Aberdeen. The town serves as one of the main service and employment centres in the area and offers a variety of services and facilities including a vibrant town centre. The subjects themselves are situated on the west side of Dee Street which forms part of the A93 route carrying traffic from Aberdeen through Banchory and thereafter onto Ballater and Braemar. The subjects further benefit from being located at the junction of Dee Street and High Street in the centre of the town. The surrounding area is mixed in nature with commercial/retail occupiers located at ground floor level with the upper floors being within office and residential use.

### DESCRIPTION

The subjects comprise of a two storey building of traditional granite design. The roof over the property is pitched and slated and incorporates dormer projections. The property benefits from a strong retail frontage situated on a prominent corner location with a number of large double glazed windows present.

Access to the property is via two pedestrian doors of double glazed design encased in metal. The front section has been utilised as the sales area of the property with the rear of the ground floor and upper floors utilised for the display of furniture. The floors of the front section of the property are of concrete design covered in laminate wood flooring with floors towards the rear of the property of a raised timber design

Walls throughout the property are a mixture of traditional concrete with some stud partition walls also present.

Ceilings are of suspended design and incorporate fluorescent strip lighting. A small staff room is located directly from the front sales section whilst a small storage room is located towards the rear of the property.

### PRICE

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### ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of 'G'. Further information and a recommendation report is available to seriously interested parties on request

### RENTAL

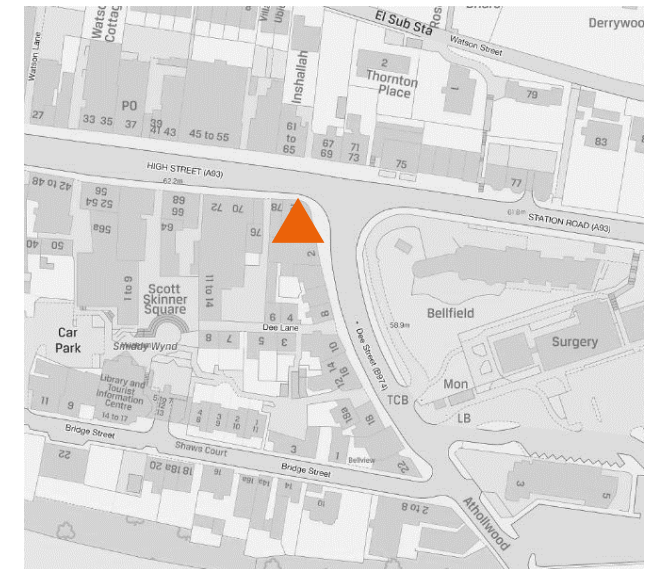
Our clients may consider leasing the subjects. Details of the rental can be provided upon application to seriously interested parties.

### RATEABLE VALUE

the subjects are currently entered into the Valuation Roll at a Rateable Value of £38,500. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

ACCOMMODATION	SqM	SqFt
Ground Floor	196.68	2,138
First Floor	134	1,442
Second Floor	86.7	933
<b>TOTAL</b>	<b>413.38</b>	<b>4,513</b>

The foregoing areas have been calculated on a net/gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.



For further information or viewing arrangements please contact the sole agents:

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