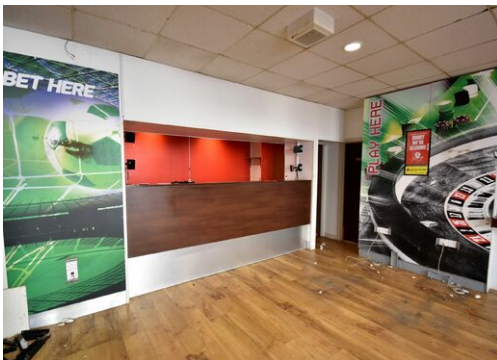
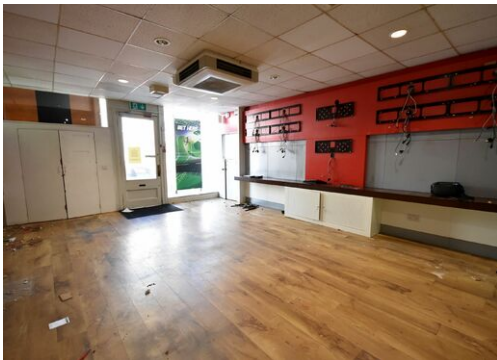


16 Low Street,

Banff,

AB45 1AS



£500 pcm

Located within the historic coastal town of Banff is this shop premises for Let. The former Ladbrokes betting shop is well positioned for the local amenities and shops that this busy town has to offer.

Lease Terms

On application. Long term lease is available and a full

Features

Prominent Location

Long Term Let Available

Immediate Entry

Shop floor space approximately 60 sqm

Deposit to be discussed

Location

The shop premises benefits from a prominent location within Low Street in the historic coastal town of Banff. The premises is well positioned for the local amenities and shops that this busy town has to offer. Previously occupied by a book makers, this would be suitable for a range of uses subject to the relevant consents being obtained from the local authority.

Retail Premises

The property was formally used as a Labrokes Betting Shop and provides a shop floor area which is entered by a single door to the front and with a large single glazed display window. To the side of the shop floor there is a customer W.C cloakroom with the shop floor continuing to the rear where there is a reception Desk / Counter area with Staff W.C Cloakroom.

Shop Floor area measures – 22'6" (6.85) max x 15'7" (4.74)

Open plan shop floor area with a single door entry and a large shop display window and ceiling air conditioning unit. The room continues with a Customer W.C Cloakroom and a Reception Desk / Counter area towards the rear. The staff counter area has a safe and wash hand basin. There is also a Staff W.C Cloakroom.

Customer W.C Cloakroom – 7'6" (2.28) x 5'2" (1.57)

Automatic light fitting

W.C

Wash basin with electric water heater

Reception Desk / Counter Area – 17'6" (5.33) x 8' (2.44)

Reception desk area and safe

A wash hand basin is to one side

A door leads through to a Staff W.C Cloakroom

Staff W.C Cloakroom

Automatic lighting

W.C and wash hand basin with electric water heater

Utilities

The shop has main water supply and electricity.

Lease Terms

On application. Long term lease is available and a full repairing lease will apply.

Rateable Value

The property is entered in the current valuation roll as the following:

Area (m2)	Rate (£/m2)	Value	
Ground Floor Sales Zone A –	51.10	£67.50	£3449.00
Ground Floor Office Zone B –	8.90	£33.37	£297.00
Total			£4100

Occupiers may be eligible for rates relief under the small business bonus scheme.



**Energy Performance
Rate - Band G**

Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.