




 **RETAIL**

**DM HALL**  
CHARTERED SURVEYORS



**FOR SALE**

**100 MID STREET,  
KEITH, AB55 5AE**

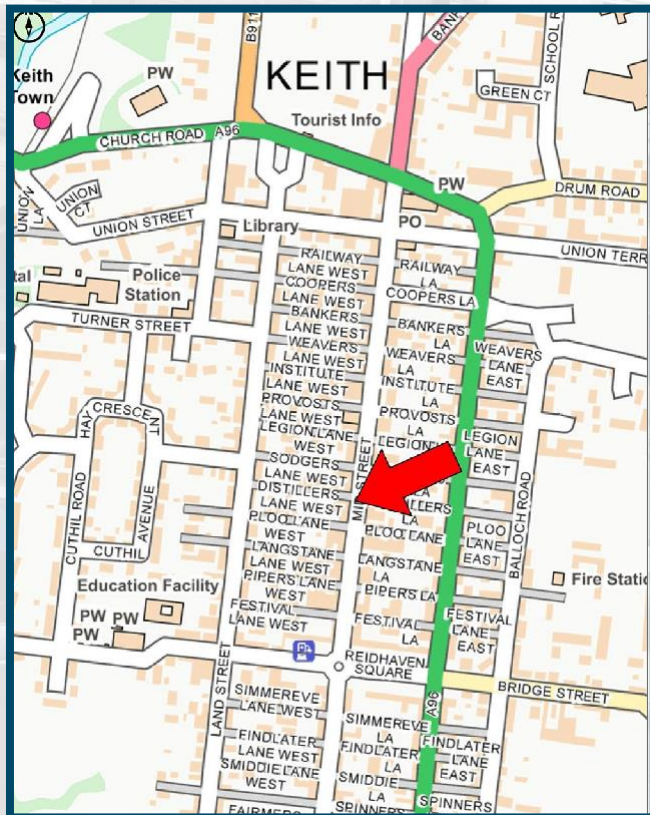
-  Prominent location in Keith town centre
-  131.55 sq m (1,416 sq ft)
-  Offer's over £70,000

## LOCATION

The property is located in the Moray town of Keith, which lies on the A96 approximately 17 miles to the east of Elgin and 48 miles to the northwest of Aberdeen. More specifically, the subjects occupy a prominent position within Keith's town centre on the west side of Mid Street, at the junction with Distillers Lane West.

The surrounding area is mixed in nature and is characterised by traditional stone and slate tenement buildings. There is a good mix of surrounding commercial occupiers including The Plough Inn, Bengal Spice, Distinctive Grooming and Lotus Petal.

The exact location can be seen on the undernoted plan:



## DESCRIPTION

The property comprises of a ground floor retail unit which forms part of an end terraced two storey and attic building of traditional stone construction under a pitched and slated roof. To the rear there is a single storey extension of stone under a pitched and slated roof.

Internally, the property comprises of a large open retail space with ancillary accommodation to the rear including toilets and storage.

The property benefits from large glazed display windows fronting onto the Mid Street, with signage hording above.

## ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas, measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor  
Retail area, store, WC

Total 131.55 sq m (1,416 sq ft)

## SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer. Heating is via a gas fired central heating system delivered through steel pressed radiators,

## RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of:

£10,000 per annum

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

Occupiers will benefit from business rates relief which is available through the Small Bonus Scheme, subject to the occupier satisfying certain criteria.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G 105.

Full documentation is available upon request.

## RENT/PRICE

We are seeking offers over £70,000 for our client's heritable interest in the property.

## VAT

All prices quoted in this schedule are exclusive of VAT.

## ENTRY

Immediate

## CLOSING DATE

Whilst a closing date may not necessarily be set, interested parties are advised to note their interest in writing to the selling/letting agent.

## OFFERS / VIEWING

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

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