

## TO LET - RETAIL

24 GORDON STREET  
HUNTLY  
AB54 8EQ

- Prominent location in Huntly Town Centre
- 41.90 Sqm (451 sq ft)
- £5,000 Per annum
- Eligible for 100% rates relief

## LOCATION

The property is located in Huntly, which lies on the A96 approximately 28 miles to the east of Elgin and 40 miles to the northwest of Aberdeen. More specifically, the subjects occupy a prominent position within Huntly's town centre on the east side of Gordon Street.

The surrounding properties are a mix of both residential and commercial, with nearby occupiers including Chaps barber shop, Anderson Wealth Management and Dragon Garden take away.

## DESCRIPTION

The property comprises a ground floor retail unit forming part of a two-storey building of stone construction under a pitched, timber framed roof clad with slate and incorporating dormer projections. The property benefits from a large glazed double frontage with timber signage hoarding positioned above.

Internally, the property comprises newly painted plasterboard lined walls and ceilings, with suspended timber floors overlaid in a combination of laminate and vinyl floor coverings.

Natural light is provided via the large single glazed display windows, with artificial light provided via a combination of fluorescent strip and pendant light fixtures.

## ACCOMMODATION / FLOOR AREAS

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

Ground Floor  
Main retail, store and toilet 41.90 sqm (451 sqft)

## SERVICES

The property is served with mains electricity and water, with drainage being to the main public sewer.

## LEASE TERMS

The subjects are available on a flexible basis.

## RATING ASSESSMENT

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

£4,500

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

The property may also be eligible for 100% rates relief.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

## RENT

The property is available to let at a rent of £5,000 per annum.

## VAT

The property is not elected for VAT, therefore VAT is not payable on the rent.

## ENTRY

On conclusion of missives

## LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant/occupier will be responsible for the payment of LBTT and registration dues.

## OFFERS / VIEWING

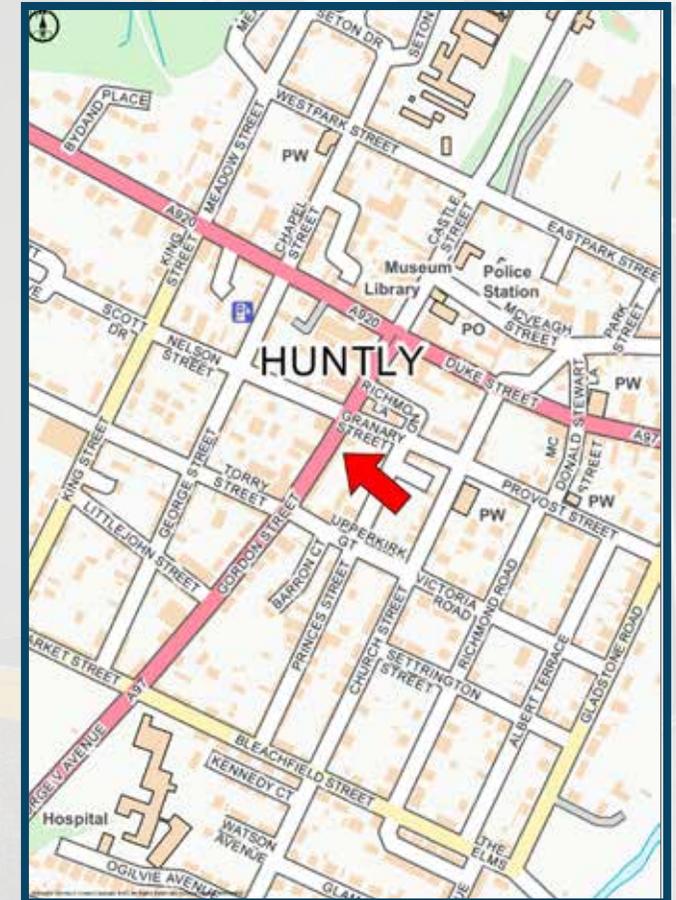
All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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Ref: ACA1847

Date of Publication: September 2023



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