

# DM HALL

## To Let

**Retail**

**24 Gordon Street,  
Huntly,  
AB54 8EQ**



**41.90 SQM  
(451 SQ FT)**

# Property Details

- Prominent location in Huntly Town Centre
- Comprehensively Refurbished
- Eligible for up to 100% rates relief
- Turnkey opportunity

## 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

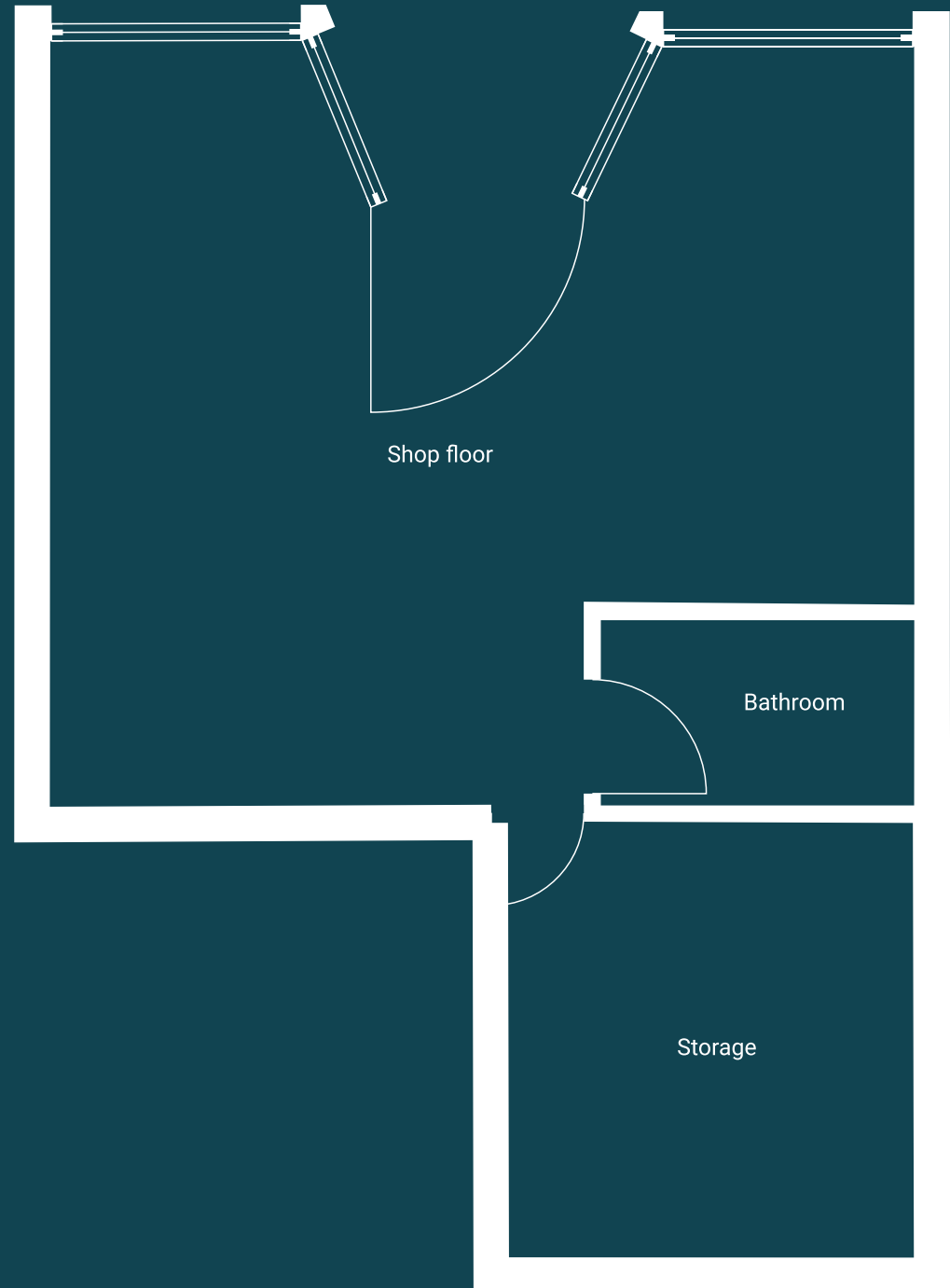
The property comprises a ground floor retail unit forming part of a two-storey building of stone construction under a pitched, timber framed roof clad with slate and incorporating dormer projections.

The property benefits from a large glazed double frontage with timber signage hoarding positioned above.

Internally, the property has recently undergone a comprehensive refurbishment including:

- New painted plasterboard walls
- New Floor coverings
- New painted timber frontage
- New LED light fittings

Car parking is available within the immediate vicinity via street parking and the local authority car park at The Square.



## ACCOMMODATION

The property provides the following Net Internal Area, measured in accordance with the Code of Measuring Practice, 6th edition.

Demise	Accommodation	sq m	sq ft
Ground floor	Retail & storage	41.90	451
<b>Total</b>		<b>41.90</b>	<b>451</b>

## SERVICES

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

## ENERGY PERFORMANCE

The property has an EPC rating of TBC.  
Full documentation is available upon request.

## NON DOMESTIC RATES

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

£4,500\*

The Uniform Business Rates for the year 2024/2025 is 49.8p in the £.

Water and wastewater rates are also payable.

\*Any ingoing occupier may qualify for up to 100% rates relief under the Non-Domestic (Business) Rates Small Business Bonus Scheme. Interested parties should make their own enquiries with the Local Authority.

## PROPOSAL

The accommodation is available to let on flexible lease terms.

## RENT

£5,000 per annum

## VAT

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

## COSTS

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

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



# Make an enquiry

Christopher.Paul@dmhall.co.uk  
07780 601 258

Stuart.Johnston@dmhall.co.uk  
07913 046 226

**DM Hall Commercial Department**  
4-5 Union Terrace  
Aberdeen AB10 1NJ

01224 594172

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