



Shop Unit 1
THE MEWS DEVELOPMENT
Mar Road, Braemar

- Use Class 1

Offers in the region of £9,900

FOR LEASE

Location:

The property is located within the established Mews Development, which is situated in the centre of Braemar.

Braemar is situated approximately 56 miles west of Aberdeen on the A93 North Deeside Road.

Extract plans are provided showing the location and approximate extent of the subjects.

Description:

The property comprises an end terraced retail unit. There are currently 4 units in the development.

The Mews building was originally constructed in 1873 as the stable block of the Fife Arms Hotel. The Mews was divided into retail units in the early 1990's. The buildings are constructed in harled stone and timber walls with pitched and slated roofing. It lies within the Conservation Area.

There is parking to the side, front and rear of the building in the public car parking spaces.

Accommodation:

The accommodation comprises:

Net Internal Area Ground floor 507 sq ft or 47.1 sqm First floor 281 sq ft or 26.1 sqm thereby

The foregoing measurement have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

Services:

We understand the property is served with mains water, electricity and drainage.

However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Energy Performance Certificate (EPC):

An EPC is available on request. Band D.

Rating Information/Business Rates:

The premises are currently entered in the Valuation Roll with a Rateable Value of £6,700 effective from 01/04/2023. Interested parties should note this figure may be subject to change following the 2023 Revaluation, effective from 1 April 2023.

The incoming Tenant will be responsible for business rates but may qualify for partial relief through the Small Business Bonus Scheme. Further information is available via the Council's website:

<https://www.aberdeenshire.gov.uk/business/businessrates/> Interested parties should seek advice or make their own enquiries with our Business Rates Team on business.rates@aberdeenshire.gov.uk

Planning:

It is understood that the premises currently has permission for use within Use Class 1 (Retail) of the Town and Country Planning (Use Classes)(Scotland) Order 1997. However, it is the incoming Tenant's responsibility to ensure the subjects are suitable for their purpose. Interested parties should consult with Aberdeenshire Council's Planning Service directly.

Rent:

Offers in the region of £9,900 per annum (Nine Thousand Nine Hundred pounds sterling) per annum are invited.

All prices, rents and premiums quoted are exclusive of VAT. VAT will be payable on the rent.

Lease Terms:

Aberdeenshire Council is seeking to lease the property on a six years on internal repairing and insuring basis, incorporating a rent review after the third year. There will be options for the tenant to break at the end of the 1st, 2nd and 3rd years of the lease, subject to a penalty payment of 15% of the annual rent. No service charge is applicable.

Legal Costs:

In the usual manner, the incoming tenant will pay the Landlord's reasonable incurred legal expenses, as well as any applicable L&BTT and registration dues.

Date of Entry:

To be agreed, upon conclusion of legal formalities.

Viewing Arrangements:

To arrange a viewing please contact:

T: 01467 469261

E: estates@aberdeenshire.gov.uk

Viewing Arrangements/Offer:

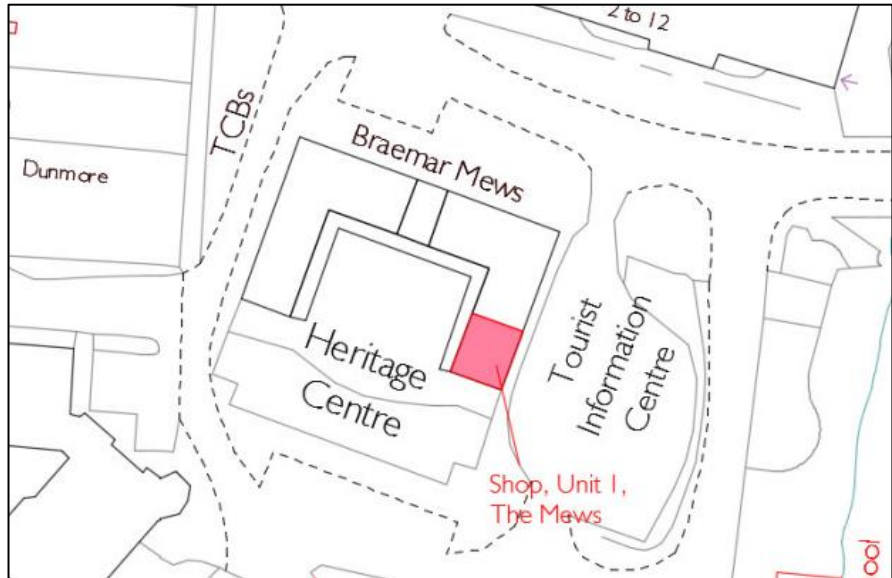
To view the property or for further information, please contact: Estates Admin 01467 469261 estates@aberdeenshire.gov.uk Any persons who wish to submit an offer to lease the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen AB16 5GB or Tel: 01467 536116. In the event of a closing date being set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. All offers should be submitted in Scottish Legal form. The Council is not bound to accept the highest or indeed any offer.

Viewing Arrangements:

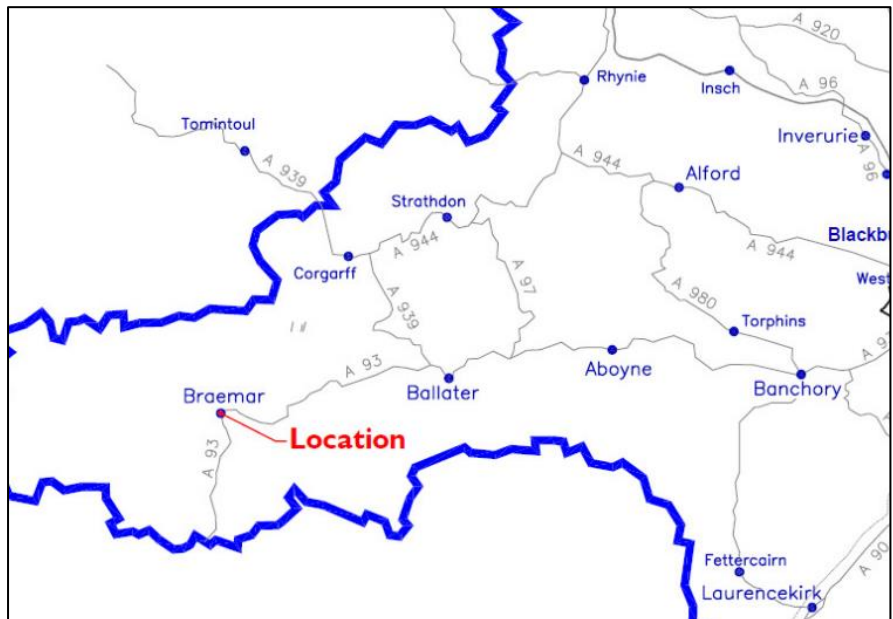
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SHOP 1 BRAEMER MEWS

Site/Location Plan:



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Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Estates Admin Telephone: 01467 469261
Email: Estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

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