



5 The Square, Huntly AB54 8AE

- 15 year lease to Martin McColl Limited (extension from 28/7/18, subject to tenant break options)
- Rent £16,315 per annum exc.
- Price — Offers over £175,000
- Attractive NIY 9.75 %
- 5A1 covenant
- Fully let to Martin McColl Limited
- Spacious two storey upper flat



LOCATION

The town of Huntly is located within the heart of Aberdeenshire situated some 39 miles to the North West of Aberdeen and approximately 66 miles East of Inverness, with access via the A.96. There is also a Railway Station at Huntly with regular services North and South.

Huntly offers an excellent range of shops, hotels and professional services which centre around The Square. A busy market town, Huntly and the surrounding areas are also popular with tourists, situated on the edge of the Speyside Whisky trail. The current population is in the region of 4,500 persons.

National operators situated in close proximity to McColl's include Bank of Scotland, Ladbrokes, The Post Office, TSB and Royal Bank of Scotland. Other nearby occupiers include Cruickshanks of Huntly, The Gordon Arms, Huntly Hotel and Peterkins.

The subjects are situated on the east side of The Square which benefits from generous public car parking, with five spaces and a disabled space immediately to the front of the unit.

DESCRIPTION

The premises comprise a mid-terraced two storey, attic and basement building of traditional stone and slate construction. The ground floor comprises a retail unit with basement storage whilst the upper floors comprise a flat on first and second floors. The shop has a double display frontage. An office with staff facilities is located to the rear of the ground floor and the basement provides useful storage.



The flat provides living room, kitchen, dining room, bedroom and storage on the first floor with a further three bedrooms and bathroom on the second floor.

The retail unit has a Net Internal floor area of:

202.08sq.m (2,175sq.ft.) approx.

RATEABLE VALUE

The current Rateable Value is £9,400

LEASE TERMS

The current rent is £16,315 per annum with an extension agreed from 28th July 2018 to 27th July 2033, with tenant break options in July 2023 and July 2028.

COVENANT INFORMATION

Martin McColl Limited have a Dun & Bradstreet rating of 5A1, very low risk. McColl's are one of the UK's leading neighbourhood retailers. 2015 revenues were in excess of £950 million.

EPC

The premises have an EPC Rating of G

To arrange a viewing contact:



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