



**COFFEE SHOP & OWNERS
ACCOMMODATION**

DM HALL
CHARTERED SURVEYORS



TO LET/FOR SALE

COFFEE SHOP/RETAIL WITH ADJOINING COTTAGE

The Old Bakery, Beach Road, St Cyrus, DD10 0BJ

Located just off the main road in the village of St Cyrus

Turnkey coffee shop & retail business with impressive owners accommodation

Parking provision for up to 12 cars

Development potential (subject to planning)

Coffee Shop: NIA 89.93 sq m (968 sq ft)

Rent: £16,000 pa

Price: Offers Invited



dmhall.co.uk

Commercial Department
4-5 Union Terrace, Aberdeen, AB10 1NJ
01224 594172

LOCATION

The property is situated within the coastal village of St Cyrus, located approximately 5 miles north of Montrose and around 20 miles south of Stonehaven.

Surrounding properties are mainly residential in nature, with commercial users nearby including two Holiday Caravan Sites and traditional Bed & Breakfast operators.

St Cyrus is currently undergoing major development with a planning application in principle for 125 residential houses to be completed over the next 6 years. Retail/business use has also been provisioned for within the planning, sizably extending the footprint of the settlement.

DESCRIPTION

The property comprises a ground floor coffee shop, providing up to 30 covers and includes a fully fitted out kitchen. The accommodation is currently split to provide seating area to the front with a retail sales area to the rear.

There is a further store room and garage off, with extensive car parking available.

The owners accommodation is attached, but with separate entrance to the front and rear. It consists of a two storey, three bedroom cottage which is extremely well laid out with a new extension to the rear.

DEVELOPMENT

The property may be suitable for development, subject to all Local Authority consents.

ACCOMMODATION & FLOOR AREAS

The property provides the following accommodation measured on a net internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Coffee Shop	89.93 sq m	(968 sq ft)
Seating area, kitchen, male & female WCs, retail area,		
Dry goods store, garage.	42.96 sq m	(462 sq ft)
Total:	132.89 sq m	(1,430 sq ft)

Cottage

Hallway, office, toilet & utility room, Bedroom 1 with ensuite and walk in wardrobe, Living Room, Dining Kitchen, 2 Bedrooms,

RATING ASSESSMENT

We understand from the Scottish Assessors that the subjects have a rateable value of £8,700 with effect from 1st April 2017 and a Council Tax Band E for the cottage.

The Uniform Business Rate for the year 2017/18 is 46.6p. Water and waste water charges are also payable.

The subjects may be eligible for rates relief under the Small Business Bonus Scheme, further information can be obtained from Angus Council.

ENERGY PERFORMANCE CERTIFICATE

The property currently has the following EPC ratings:

Cottage	D
Coffee Shop	G

More information can be provided on request.

PRICE

Offers are invited for our client's heritable interest

RENT

Offers in the region of £16,000 per annum.

ENTRY

On conclusion of missives

VAT

The property is not opted for tax, therefore no VAT is payable.

LEGAL COSTS

Each party will bear their own costs in relation to the transaction.

OFFERS / VIEWING

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

DM Hall LLP
4-5 Union Street
Aberdeen
AB10 1NJ

Tel: 01224 594172

E-mail: lisa.cowie@dmhall.co.uk
kevin.jackson@dmhall.co.uk

Ref: ACA1648
Date of Publication: January 2019



IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.