

# TO LET

## RETAIL/OFFICE PREMISES

**54 MAIN STREET, ALFORD  
ABERDEENSHIRE, AB33 8PX**



- **PROMINENT TOWN CENTRE LOCATION**
- **SUITABLE FOR A VARIETY OF USES**
- **EXTENDS TO 100.74 M<sup>2</sup> (1,084 FT<sup>2</sup>)**

### **LOCATION:**

Alford is a prominent town in Aberdeenshire with a population in the order of 2,250 people. It lies approximately 28 miles due west of Aberdeen in an attractive rural setting.

54 Main Street is in the heart of the town centre. Main Street forms part of the A944, a minor route between Aberdeen and Mossat which then leads north to Huntly and south to Strathdon.

Main Street forms the traditional commercial pitch in the town and comprises a series of local traders and offices. There is also the village leisure centre and business park located close by.

The Ordnance Survey extract overleaf is for identification purposes only.

### **DESCRIPTION:**

The property comprises the ground floor of a traditional stone built two storey, detached building under a pitched and slated roof. In addition to the main building there are two external storage areas. One is accessed via a secure gated courtyard. The other is located to the rear of the property.

The property is accessed via a central entrance which leads to a small vestibule. The main accommodation is generally open plan with a tea prep located to the rear.

On the left hand side of the entrance are two generous rooms. There is a secure store room positioned in the middle and male and female W.C.'s to the rear.

The property has a suspended timber floor throughout the principle areas with solid concrete floor in the rear. This is carpeted in the main. Fenestration is provided via single glazed sash & case windows while walls and ceilings are predominately painted throughout. Lighting is provided via fluorescent strip lighting.

Heating is provided via electric storage heaters.

### **VIEWING & FURTHER INFORMATION**

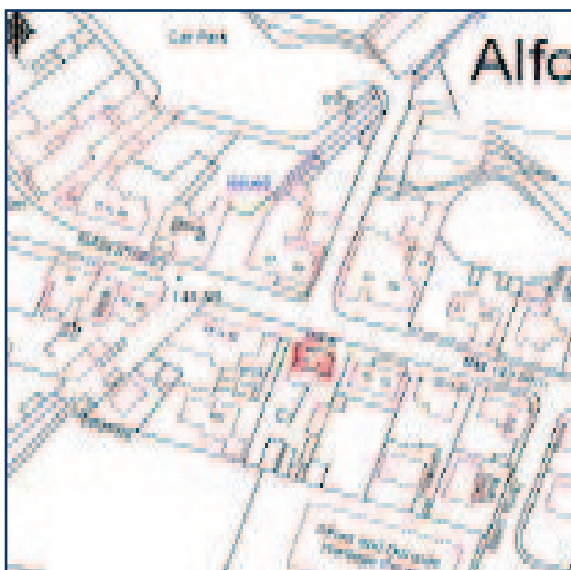
By arrangement with letting agents:

**J & E Shepherd  
Chartered Surveyors  
35 Queens Road  
Aberdeen  
AB15 4ZN**

Tel : (01224) 202800

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[www.shepherd.co.uk](http://www.shepherd.co.uk)



#### ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Main Branch	95.22	1,025
External Store 1	3.17	34
External Store 2	2.35	25
<b>Total</b>	<b>100.74</b>	<b>1,084</b>

The above floor areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

#### LEASE TERMS:

The subjects are held on a full repairing and insuring lease term until 23rd June 2026.

It is our client's preference to assign the lease but consideration will be given to subletting.

#### RATEABLE VALUE:

The subjects are currently entered in the Valuation Roll at a Rateable Value of £13,250. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

#### VAT:

All figures quoted are exclusive of VAT at the prevailing rate.

#### ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of " G ".



Further information and a recommendation report is available to seriously interested parties upon request.

#### ENTRY DATE:

Upon conclusion of legal missives.

#### VIEWING & OFFERS:

Viewings and further information will be available through the joint letting agents:-



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