



### ROADSIDE, ST CYRUS, DD10 0BA



- **MAIN ROAD FRONTAGE**
- **RETAIL AREA: 120.48 SQ.M (1,297 SQ.FT)**
- **STORE: 22.82 SQ.M (246 SQ.FT)**

#### VIEWING & FURTHER INFORMATION:

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#### LOCATION:

The subjects are located within the expanding village of St Cyrus situated mid way between Aberdeen and Dundee. The town itself is accessed via the A92 which also acts as the main thoroughfare through the town. The subjects occupy a prominent location on the south side of the A92.

The Ordnance Survey extract overleaf is for identification purposes only.

#### DESCRIPTION:

The subjects comprise of the ground floor of a detached two storey building of stone construction which has been rendered externally with a tiled roof. The premises benefit from extensive glazing to the front elevation with a recess entrance doorway.

Internally, the accommodation comprises of a retail sales area along with W.C, tea prep and store facilities to the rear. The subjects have a concrete floor, plaster and painted walls and ceiling with lighting by means of pendant fittings. Heating is provided by a gas radiator system. In addition, there is also a side store area which has a concrete floor and unlined walls.

Previous uses have included a gym, coffee shop and supermarket.

#### CAR PARKING:

Extensive car parking is available to the front of the subjects.



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#### ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	120.48	1,297
Store	22.82	246
<b>Total</b>	<b>143.30</b>	<b>1,543</b>

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

#### RENTAL:

£8,500 per annum exclusive of VAT.

#### LEASE TERMS:

The subjects are available on the basis of a new Full Repairing and Insuring lease of negotiable duration.

#### RATING:

The subjects are currently entered in the Valuation Roll at a Rateable Value of £4,500. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

The subjects will also qualify for rates relief under the Small Business Rates Relief Scheme.

#### ENERGY PERFORMANCE CERTIFICATE:

Any EPC is available upon request.

#### VAT:

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

#### LEGAL COSTS:

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Due, LBTT and the cost of obtaining landlord's consent.



#### ENTRY DATE:

Upon conclusion of Legal Missives.

#### VIEWING:

For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors**  
35 Queens Road  
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