



66 KING STREET, INVERBERVIE, DD10 0RA



- TOWN CENTRE LOCATION
- NIA: 70.68 SQ. M (761 SQ.FT)
- PRICE: £55,000

VIEWING & FURTHER INFORMATION:

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LOCATION:

The subjects are located within the small coastal village of Inverbervie which stands approximately twenty five miles south of Aberdeen and some nine miles south of Stonehaven on the A92 roadway.

Inverbervie forms a small residential settlement with a range of commercial and community uses within the centre, and also acts as a commuter's settlement for Aberdeen. The subjects themselves are found on the south side of King Street, with King Street forming part of the A92 and the main thoroughfare through the settlement and as such, the subjects would be considered to be well placed in a prominent location with high levels of visibility and passing vehicular and pedestrian traffic.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise of a ground floor retail unit of a larger detached two storey and attic property of solid stone construction. The roof over is mansard in design and laid in slate incorporating dormer projections to the front and rear elevations.

The unit benefits from a large timber single glazed retail frontage to the front elevation with access via a pedestrian door to the front elevation from street level. There is additional access to the rear elevation for staff/deliveries. Internally, the floors within the main part of the property are of suspended timber construction overlaid in laminate flooring, whilst walls and ceilings are a mixture of plasterboard, lath and plaster and plastered on the hard, the majority of which have been papered or painted. Ceilings incorporate artificial light provided by means of low voltage cluster spot lighting.

The space is split to provide a large retail/salon area with two smaller cutting/tanning rooms off, together with a larger rear staff room. Natural lighting is provided by timber single glazed windows. Located towards the rear of the property there is a substantial utility area with boiler and washing machines installed, together with a single WC facility.



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ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M ²	FT ²
Ground Floor	70.68	761

The foregoing 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.

PRICE:

Offers in excess of £55,000 are sought for our clients heritable interest in the subjects.

RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £8,300. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

ENERGY PERFORMANCE CERTIFICATE:

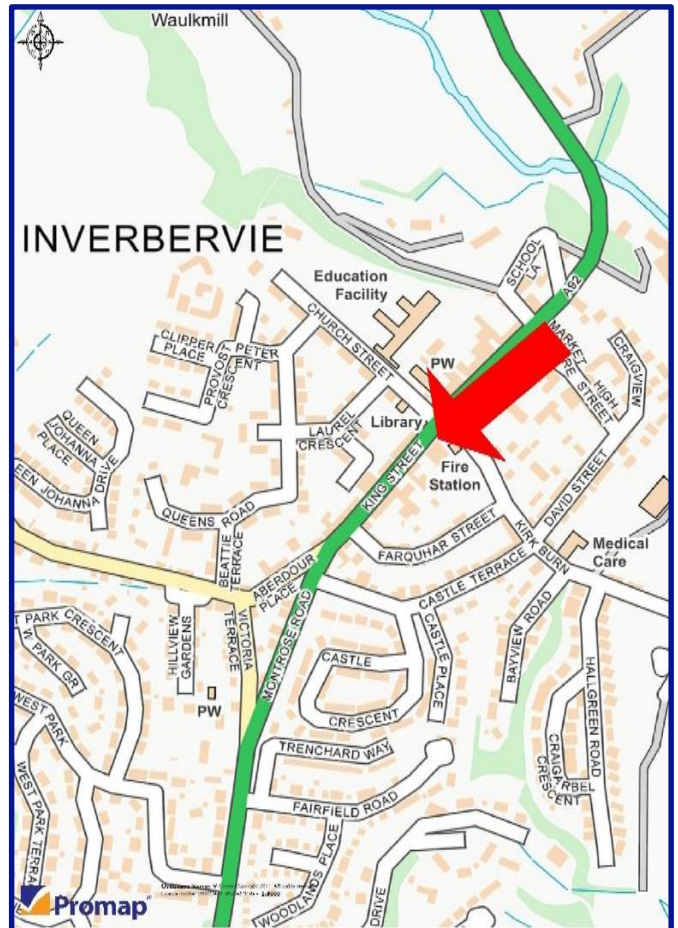
Further information and a recommendation report is available to seriously interested parties on request.

VAT:

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

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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