



SHOP

Shaws Court, Bridge Street, Banchory, AB31
5SX

- Use Class 1 (Retail)

£6,000 p.a

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR LEASE

SHOP SHAWS COURT

Bridge Street, Banchory, AB31 5SX

Location:

The property is located on Shaws Court, just off of Dee St, Banchory.

Banchory is approximately 17 miles from the city of Aberdeen. The town maintains a comprehensive range of shops, excellent hotels and several restaurants. The Primary and Secondary schools have excellent reputations and incorporates community sports centre including a swimming pool. Banchory has two golf courses and a driving range amongst various other leisure pursuits such as salmon fishing, horse riding, hill walking etc. Extract plans are provided below showing the location and the extent of the subjects

Description::

The subjects comprise a large open plan area at the front with kitchenette, w/c and storage space at the rear of the property.

There is one parking space allocated to the shop behind the property. .

Accommodation:

The accommodation comprises:

Shop:	305.16 sq ft.
Store/Kitchenette:	46.6 sq ft

The foregoing measurements have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

Services:

We understand the property is served with mains water, electricity and drainage. However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Energy Performance Certificate (EPC):

An EPC is available on request.

Council Tax/Rating Information:

The Valuation Roll shows a rateable value for the property of £5,100 with effect from 1st April 2023. The Uniform Business Rate (UBR) for the year 2025/2026 is 49.8p in the pound. A tenant may qualify for rates relief under the Small Business Bonus Scheme.

Planning:

This property is being offered for lease on the basis of uses falling within Class 1 Use Classes (Scotland) Order 1997, however interested parties should seek advice or make their own enquiries as to whether their intended use would fall within the definition of this class.

Price:

Rent £6,000 per annum.

VAT:

All prices, rents and premiums quoted are exclusive of VAT. VAT will be payable on the rent.

Lease Terms:

Aberdeenshire Council is seeking to lease the property on a six year internal repairing and insuring basis, incorporating a rent review after the third year. There will be options for the tenant to terminate at the end of the 1st, 2nd and 3rd years, subject to a penalty payment of 15% of the annual rent. No service charge.

Legal Costs:

In the usual manner, the incoming tenant will pay the Landlord's reasonably incurred legal expenses, as well as any applicable LBTT and registrations dues.

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Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing Arrangement/Offers: To view the property or for further information please contact:

Estates 01467 469261

estates@aberdeenshire.gov.uk

Any persons who wish to submit an offer to lease the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01467 536116.

In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to.

All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.

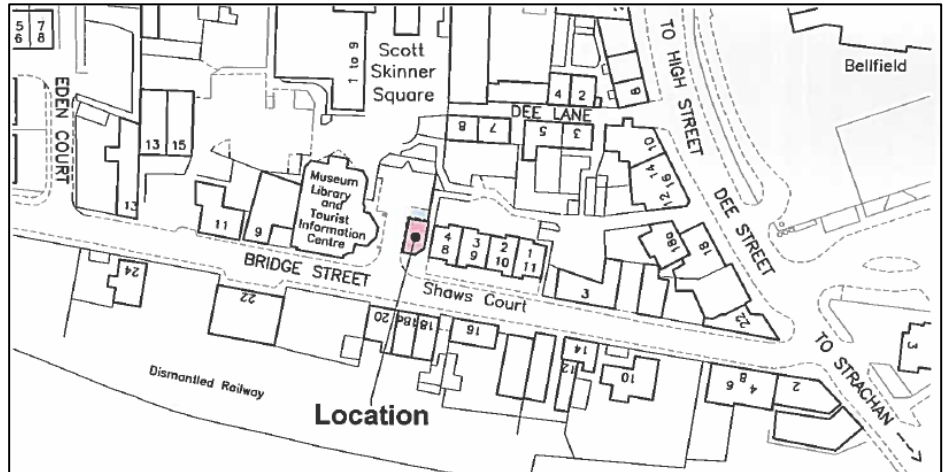
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Site Plan:



Location Plan:



Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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Date of Publication - May 2025