

**TO LET**  
CAFE/RETAIL AND CAR PARK



**Steven Road, Huntly,  
Aberdeenshire, AB54 8SX**

- Refurbished café facility with outdoor dining space
- NIA Floor area — 121.6 SQ.M (1,309 SQ. FT) approx.
- 11 car parking spaces onsite
- Immediate entry
- The subjects may suit alternative uses subject to appropriate planning permission

## LOCATION

The subjects are situated on the east side of Steven Road on the eastern most periphery of the Huntly Industrial Estate, which in turn lies a short distance north of the A96 Aberdeen–Inverness trunk road. Huntly lies 39 miles north–west of Aberdeen, with a population of approximately 4,300 and is the main service and employment centre to the north area of Marr within Aberdeenshire.

Surrounding occupiers include Deans of Huntly, ASDA, Rizza's of Huntly, Jewson Building Merchants along with various local businesses.

## DESCRIPTION

The subjects comprise a detached two storey café/takeaway with associated car park. The subject is of steel portal frame construction with a mixture of concrete block walls and insulated metal sheet cladding. The roof is also constructed of insulated metal sheet cladding.

The subjects provide a retail/café area on the ground floor with kitchen facilities and store room along with an externally accessed disabled WC. The first floor provides an open plan seating area with balcony on the south elevation. Internal finishes include painted and plastered walls with concrete floors covered in a mixture of carpet tiles and non-slip vinyl coverings.

Externally there is a car park providing 11 car parking spaces which includes two designated spaces with EV chargers along with a disabled space. There is also an outdoor seating area which is covered by a mono pitched roof clad with profile metal sheeting supported by steel beams.

## ACCOMODATION

We calculate the following approximate Net Internal floor Areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

ACCOMMODATION	Sq. m.	Sq. ft.
Ground Floor	46.2	497
First Floor	75.4	812
<b>TOTAL</b>	<b>121.6</b>	<b>1,309</b>

## RATING

The subjects are currently entered into the Valuation Roll at £6,000 with effect from 1st April 2023. An ingoing tenant may qualify for 100% rates relief under the Small Business Bonus Scheme.

## RENT

£12,000 per annum exc.



## LEASE TERMS

The property is offered on Full Repairing Insuring (FRI) terms. Any medium or long term lease will incorporate periodic rent reviews. Short term leases will be considered.

## ENERGY PERFORMANCE CERTIFICATE (EPC):

The building has a current Energy Performance Certificate of E.

## USE CLASS:

It is understood the subjects benefit from Use Class 3 in terms The Town and Country Planning (Use Classes) (Scotland) Order 1997.

It is believed the subjects may be suitable for a change of use, subject to relevant planning permissions.

## VAT:

All figures quoted are exclusive of Value Added Tax.

## LEGAL COSTS:

Each party will be responsible for their own legal costs in connection with the lease, with the ingoing tenant liable for LBTT and registration dues in the normal manner.

## VIEWING:

To arrange a viewing or for further information, please contact the sole letting agents:



To arrange a viewing please contact:



**Chris Ion**  
Partner  
Chris.ion@g-s.co.uk  
07717 425298



**Euan Rolland**  
Surveyor  
euan.rolland@g-s.co.uk  
07825 875303

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: November 2023