

FOR SALE
RETAIL UNIT

GRAHAM
SIBBALD



**16 HIGH STREET, BANCHORY,
ABERDEENSHIRE, AB31 5SR**

- Prominent Location
- Exceptional opportunity to secure a Boutique retail unit finished to a high standard
- Excellent frontage on Banchory High Street
- NIA: 86.85 sq.m (935 sq ft)



LOCATION

The property is located in Banchory, the “Gateway to Royal Deeside”. It is the largest town in Aberdeenshire with an estimated population of 7,760. It is located approximately 20 miles (32 kilometres) west of Aberdeen along A93 Aberdeen to Braemar Road. The town is the major service centre for the surrounding rural area.

More specifically, the subjects are situated on the south side of High Street at the west end, on the corner of Kinneskie Road. Nearby occupiers include Tease coffee shop, REM Bikes shop, Sheridan Butchers, the Douglas Arms and Burnett Arms hotels.

DESCRIPTION

The property comprises the ground floor of a three-storey building of traditional construction with brick/blockwork walls harled externally under a pitched tiled roof with dormers at second floor level. The ground floor comprises the subject retail property across the whole width of the main street frontage with slightly recessed entrance door and display windows.

Internally the subjects provide open plan accommodation for retail sales/services. The premises have been finished to a modern specification and are move-in ready for future occupiers. WC facilities are located at the rear of the unit. A free public car park is located nearby on Station Road, with additional on-street parking available along the high street.





ACCOMODATION

The subjects have been measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

	SQ. M	SQ. FT
Ground - Retail	83.29	897
Ground — Rear Store / WC	3.56	38
TOTAL	86.85	935

PRICE

£200,000 is sought for our client's interest in the premises.

TENURE

Heritable Interest (Scottish equivalent of English Freehold)
 NB: Sale is on the basis of Vacant Possession. Further detail can be provided of a purchaser would like to enquire about the sale of stock.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as follows: Rateable Value - £17,250. The Uniform Business Rate for the year 2026/2027 is 48.1P in the £

EPC

Available upon request

VAT

All figures 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,

To arrange a viewing please contact:



SHONA BOYD
Senior Surveyor
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MOLLY PEETERS
Graduate Surveyor
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IMPORTANT NOTICE

1. These particulars are intended as a 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. Date published: March 2026

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, persona and or detailed financial and corporate information will be required before any transaction can conclude.