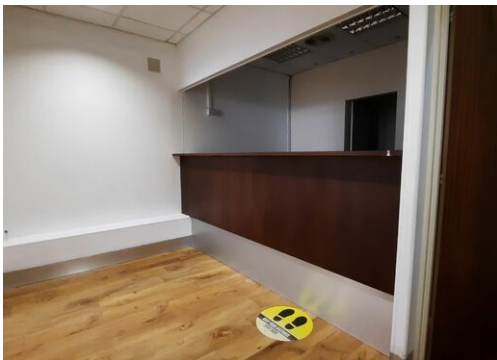


99 Mid Street
Keith
Banffshire
AB55 5AE



£500 pcm

Benefiting from a central location on Mid Street in the Keith town centre is this former betting shop premises. The site offers approximately 65sqm of floor space.

Lease Terms

On application. Long term lease is available. A full repairing lease will apply.

Features

Prominent High Street Location

Long Term Let Available

Immediate Entry

Shop floor space approximately 65 sqm

Deposit to be discussed

Location

The property benefits from a prominent High Street location in Mid Street, Keith and is well positioned for the local amenities and shops that the busy town has to offer. Previously occupied by a book makers, this would be suitable for a range of uses subject to the relevant consents being obtained from the local authority.

Retail Premises

The property was formally used for Labrokes Betting Shop and provides a shop floor area which is entered by double doors to the front and with 2 large single glazed display windows to the front aspect. Towards the front of the shop floor there is a customer W.C cloakroom. The remainder of the shop continues through to a rear reception desk/counter area. Beyond this there is a staff room with kitchenette and staff W.C cloakroom.

Shop Floor area measures - 12'11" (3.94) widening to 17'5" (5.31) x 37'5" (11.40) deep maximum

Customer W.C Cloakroom - 11'4" (3.45) x 4'6" (1.37)

Ceiling light fitting

W.C

Wash basin with electric water heater and electric hand dryer

Office / Kitchenette with staff W.C Cloakroom - 13'1" (3.98) max 6'9" (2.04) max reducing 3'10" (1.16)

Automatic lighting

Single sink with drainer unit and electric water heater

Safe to one corner with fitted desk and shelving

Carpet tiled flooring

A door leads to the staff W.C Cloakroom

W.C Cloakroom

Automatic lighting

W.C and wash hand basin with electric water heater

Carpet tiled flooring

Utilities

The shop has main water supply and electricity.

Lease Terms

On application. Long term lease is available. A full repairing lease will apply.

Rateable Value

The property is entered in the current valuation roll as the following:

Area (m2)	Rate (£/m2)	Value	
Ground Floor Zone A –	38.70	£90.00	£3483.00
Ground Floor Zone A -	5.90	£76.27	£450.00
NAV Ground Floor – B	20.70	£37.83	£783.00
Total	£5100		

Occupiers may be eligible for rates relief under the small business bonus scheme.



Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.