

RETAIL UNIT TO LET

# 1 & 1A Bridge Street

Banchory | Aberdeenshire | AB31 5SX

 **HUTCHEON  
MEARNS  
REAL ESTATE**



## LOCATION

Banchory, a picturesque commuter town nestled in the heart of Royal Deeside, is located 18 miles west of Aberdeen. The town has a population of around 7,500 residents and has seen significant expansion in recent years. The Banchory and Mid-Deeside ward has a population of 11,250. As well as serving the city of Aberdeen the town is a thriving tourist spot due to its proximity to the Cairngorms National Park.

The subjects are located on the north side of Bridge Street, close to its junction with Dee Street. Bridge Street experiences a good level of passing traffic being a one-way thoroughfare from the High Street to Dee Street, with a free public car park in-between.

The surrounding area is mixed use in nature, with other commercial occupiers in the vicinity including **Hush Living**, **Town and Country Veterinary Group** and **Country Ways**.

## DESCRIPTION

The subjects comprise ground and first floor of a detached building of blockwork construction with a metal sheet pitched roof over. The subjects benefit from a large frontage onto Bridge Street which comprises two large timber framed, double glazed display windows and signage fascia above. Entry to ground floor is taken via a timber framed recessed doorway. Access to the first floor is via a fixed staircase to the building's east elevation.

Internally, the subjects provide the following:

**Ground Floor** – retail accommodation which has been split to provide open plan sales area with store/staff area. There is a single WC.

**First Floor** – office accommodation comprising of two separate rooms plus WC.

## CAR PARKING

Two car parking spaces are provided to the side of the unit.

In addition, there are several public car parks and on-street parking options available in the vicinity.



## RENT

£17,000 per annum, exclusive.

Consideration will be given to letting the space in whole or split in part to ground and first floor. Further details are available on request.

## RATEABLE VALUE

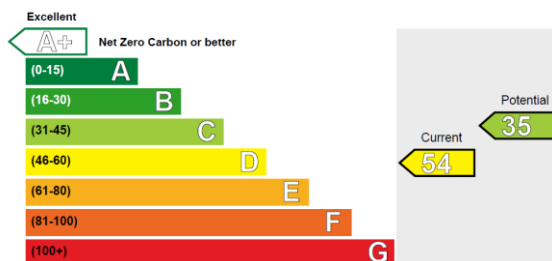
The subjects are currently entered as two separate entities as follows:

- Ground Floor £9,300
- First Floor £4,900

## VAT

All figures quoted are exclusive of Value Added Tax.

## ENERGY PERFORMANCE CERTIFICATE



## LEGAL COSTS

Each party will be responsible for their own legal costs. The occupier will be liable for any LBTT and Registration Dues in the normal manner.

## ANTI MONEY LAUNDERING REQUIREMENT

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding.

## ACCOMMODATION

The subjects extend to the following approximate net internal floor areas:

Demise	Sq M	Sq Ft
Ground (Retail)	51.12	550
First (Office / Store)	50.65	545
<b>TOTAL</b>	<b>101.78</b>	<b>1,096</b>

The property can be let on a floor-by-floor basis.





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## VIEWINGS & OFFERS

For further information or viewing please contact the sole letting agent:



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December 2025



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