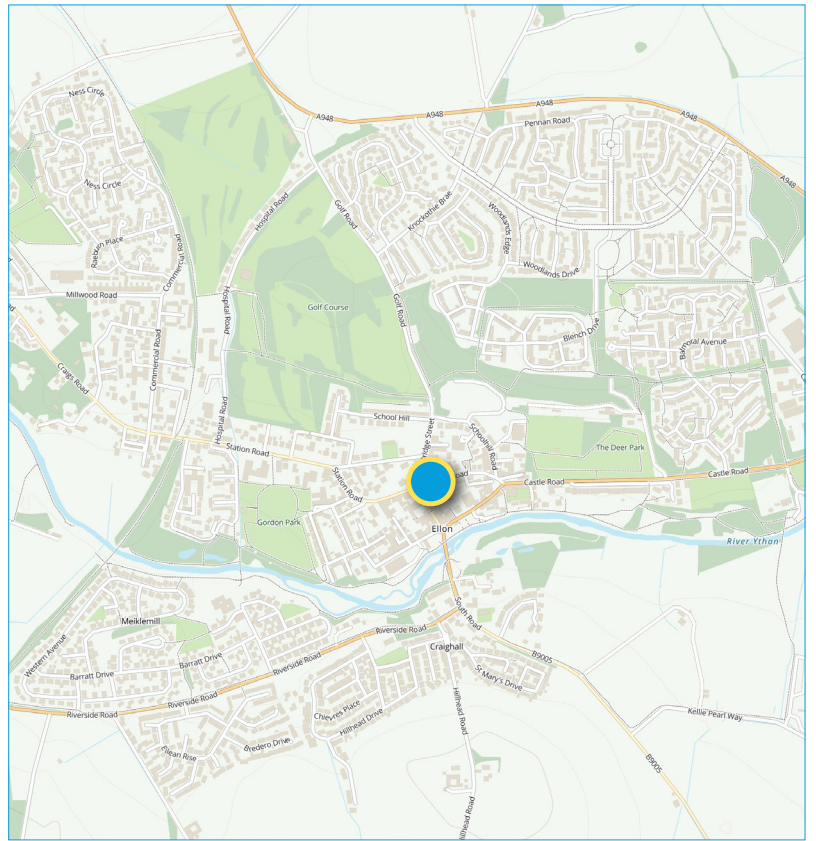
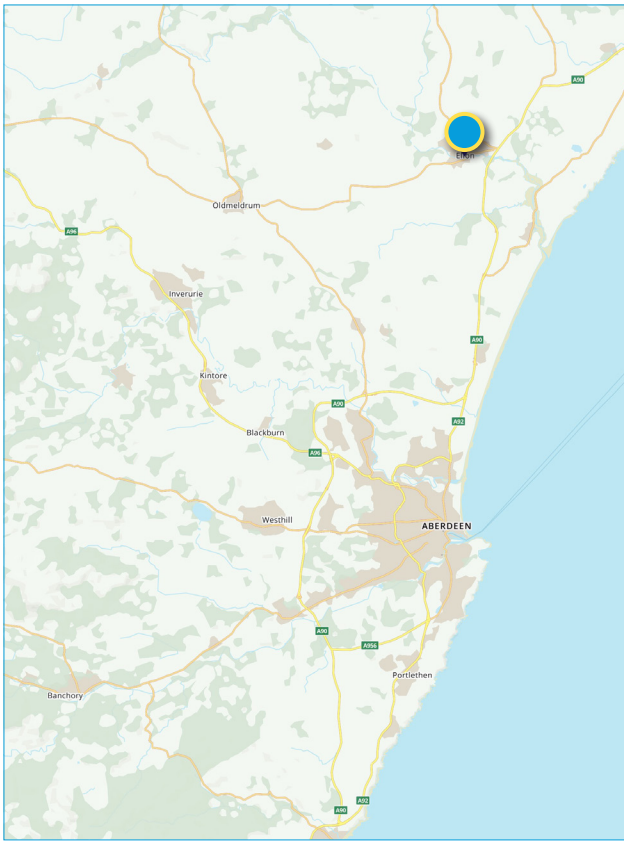


ON THE INSTRUCTIONS OF
LADBROKES CORAL
GROUP

RETAIL UNIT TO LET



**2A BRIDGE STREET
ELLON
AB41 9AA**



LOCATION

Ellon is situated in the north east of Scotland approximately 16 miles north of Aberdeen and serves as a well established & popular commuter town, benefitting from excellent access links to Aberdeen via the A.90. The town has a resident population of circa. 10,000 persons & with the ongoing construction of numerous residential developments is set to significantly increase in size over the next few years.

The subjects provide a central location within the town located on the east side of Bridge Street at it's junction with Ythan Terrace & Market Street. Surrounding occupiers include Rowlands Pharmacy, Specsavers, K&C Jewellers, Buchan Hotel, McColls, TSB, Nosheen Indian Restaurant with Aldi close by plus the town is home to the BrewDog Brewery & Head Office.

LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 15th January 2028.

Our clients will consider either an assignation of their existing lease or a sub-lease on terms to be agreed.

RENT

£18,696 per annum exclusive.

Incentives may be available, subject to status.

RATES

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:-

Rateable Value - £10,000 [as at 01/04/2023]

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – D [Copy available on request].

USE

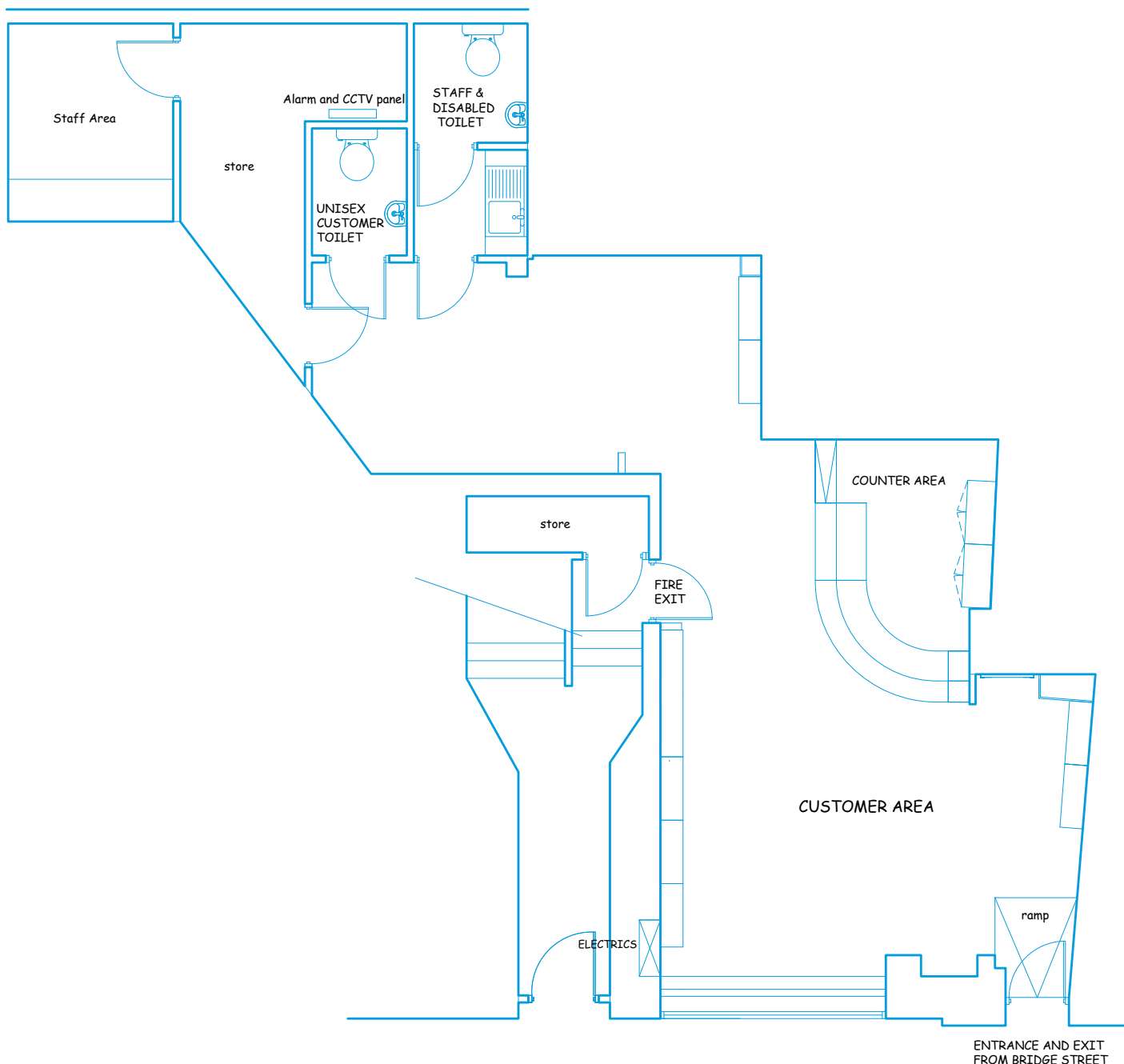
We understand the property currently benefits from Class 1 & 2 planning consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

VAT

All prices, rents etc are subject to VAT at the prevailing rate, if applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT & registration dues payable.



DESCRIPTION/ACCOMMODATION

The premises comprise a ground floor retail unit within a two storey & attic building under pitched slated roof, providing the following approximate areas:-

GROUND FLOOR SALES & WC'S/ANCILLARY	89.50 SQ M	963 SQ FT
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ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-

JH CAMPBELL
PROPERTY CONSULTANTS

0131 243 7288
www.jhcampbell.net

Contact: Jack Campbell
e: jack@jhcampbell.net
m: 07801 852225

MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. Plans are based upon the Ordnance Survey Map with the sanction of the Controller of Stationery Office Crown Copyright: Reserved Licence No. ES 763454. **Date of publication: March 2023**