



SUITABLE FOR VARIETY OF USES TO INCLUDE SUBJECT TO PLANNING:

RETAIL / FOOD AND DRINK / NURSERY USES

SITUATED IN A MIXED USE AREA AND ADJACENT TO THE CO-OP

SITE A – 0.18 ACRES / SITE C – 0.30 ACRES

Location

The subjects are located within the popular Deeside town of Banchory approximately 17 miles west of Aberdeen. The town serves as one of the main service and employment centres in the area with a population of approximately 8,000 persons.

The subjects themselves are located within The Hill of Banchory Development, which has seen a significant amount of both commercial and residential developments recently. The area is easily accessible from all directions and is near to the A93, which is the main route from Aberdeen to Ballater. The subjects are further located in close proximity to the Banchory Sports Village & Swimming pool, the Hill of Banchory Primary School and Banchory Business Centres 1 and 2 along with residential developments.

The subjects are located immediately adjacent to the Co-op Hill of Banchory development further enhancing the area.

Description

The opportunity comprises two sites ready for immediate development and suitable for a variety of uses to include: Retail / Food and Drink / Nursery / Leisure

Unit A provides a broadly level site fronting onto Hill of Banchory South and Provost Webster Road between the Co-Op and Deeside Dance Centre.

Unit C is a regular shaped, sloping site between adjacent to the Co-op/ Co-op car park.

Site	Hectares	Acres
Unit A	0.07	0.18
Unit C	0.12	0.30
TOTAL	0.19	0.48

Planning

The subjects are included in Planning Application APP/2018/0257 for the Erection of 3 Retail/Commercial Units (Class 1, 2 and 3) Including Car Parking

Further information on the planning applications can be found at:

<https://upa.aberdeenshire.gov.uk/online/applications/applicationDetails.do?activeTab=summary&keyVal=P3QD5QCA04U00>

EPC

On application

Price

On application

Development

My client may consider developing out the sites for an occupier. Further information on request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with BRITTON PROPERTY

Andrew Britton

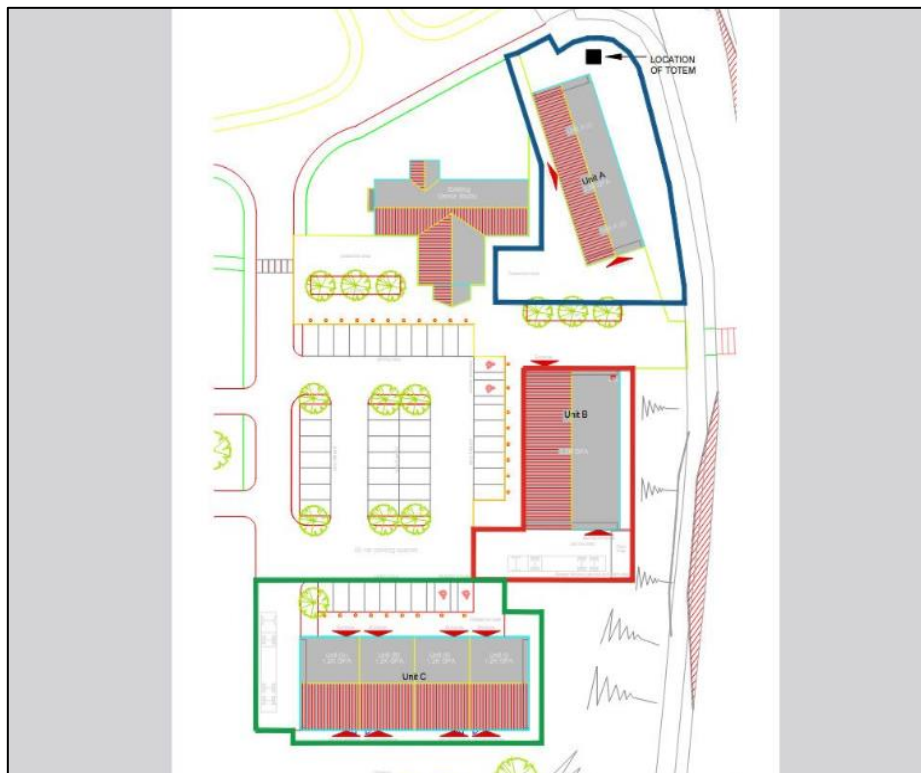
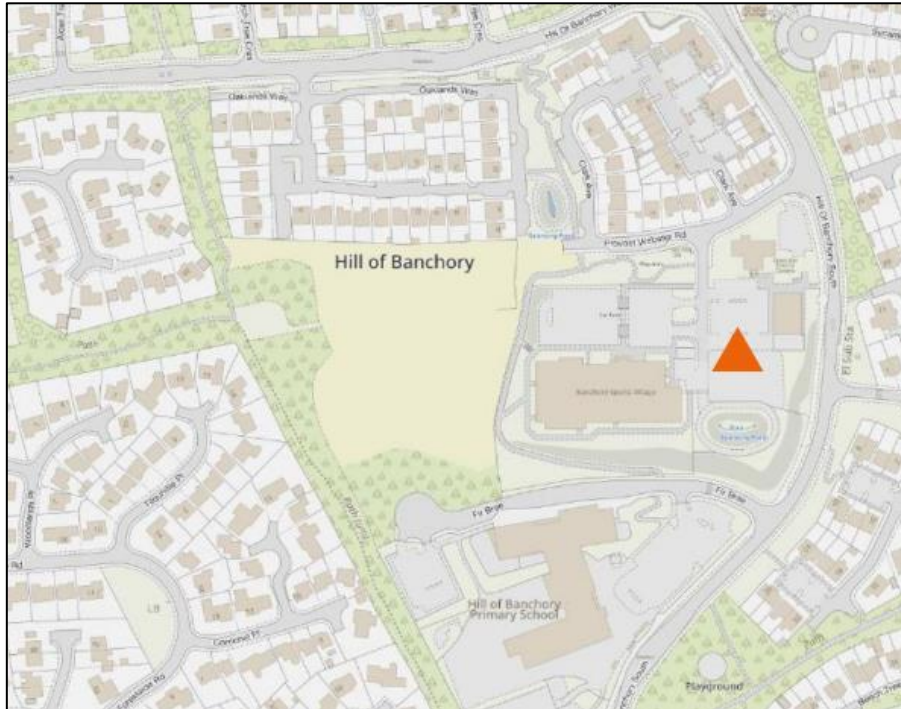
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Commercial Sites Available

HILL OF BANCHORY, AB31 5BQ



