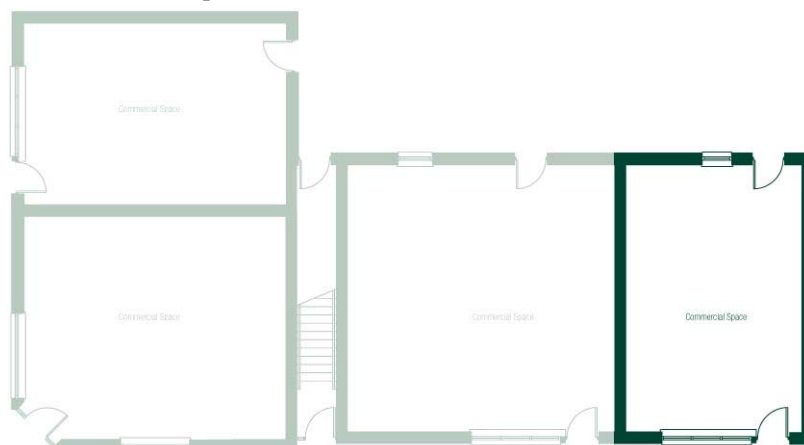


for sale/  
to let

Glenside, **Rothienorman** – Commercial Unit



**Plot 28 Commercial Unit**  
**Available for £3,800 per annum**



For further enquiries please contact:

**Derrick Thomson** on **01358 726262** or email: **derrick.thomson@scotia-homes.co.uk**

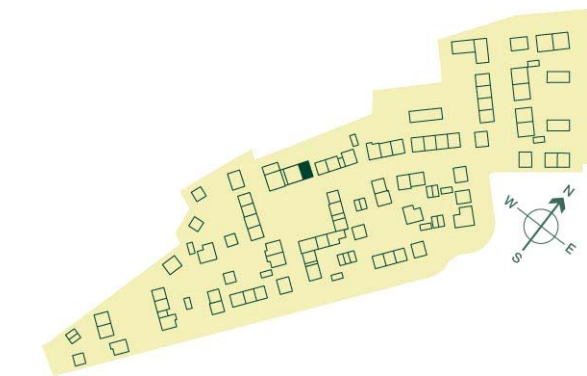
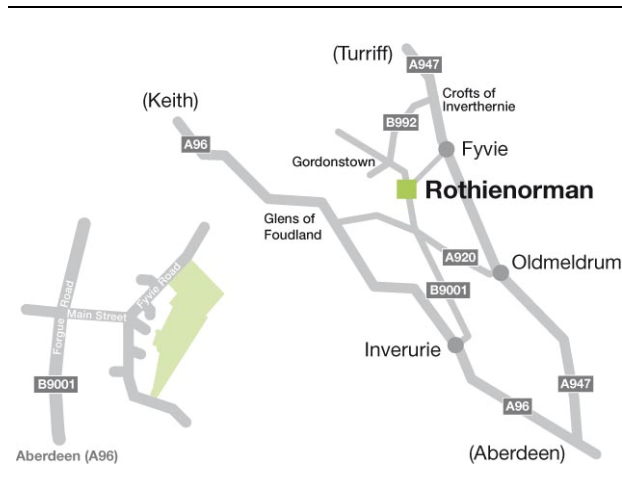
**Alastair Struthers** on **01358 726260** or email: **alastair.struthers@scotia-homes.co.uk**

23 Bridge Street, Ellon, Aberdeenshire AB41 9AA [www.scotia-towns.co.uk](http://www.scotia-towns.co.uk)



## Location

These commercial spaces lie at the heart of a mixed use development in Rothienorman, which sits 9.5 miles from the town of Oldmeldrum and 10 miles from Inverurie. They are located on an open public square off the main high street of Rothienorman, which currently supports a convenience store, a hairdresser, a pub and a post office.



## Description

The subjects comprise a ground floor retail or office unit contained within a two and a half storey building. The upper floors are in separate residential occupation. The property is of cavity wall construction with a concrete ceiling. The unit is finished to shell standard, with all services capped off. Planning use for the units includes Classes 1, 2 and 4.

The frontage of the unit consist of a three panel full height window and glazed door.

## Rateable Value

TBA. In addition there will also be liability for water and sewerage charges.

## Floor Areas

### Plot 28

Main Space	26'7" x 17'11"	8.10m x 5.45m
Total Floor Area	475sq ft	44.1 sq m



## External Finish

Walls: Facing Stone Exposed

Roof: Marley Duo Edgemere

## Rent

£3,800 per annum.

## Sale

Price on application.

## VAT

All Prices, rents and premiums quoted are exclusive of VAT

## Legal Costs

Each Party will be responsible for their own legal costs incurred in the transaction.

## Entry

From March 2008

## Viewing & Offers

Viewing by arrangement.

## Flexible terms and incentives.

Contact Derrick Thomson on 01358 726262 or email [derrick.thomson@scotia-homes.co.uk](mailto:derrick.thomson@scotia-homes.co.uk)

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All dimensions and areas are as stated or thereby. Total floor areas are internal and include all partitions.

The location plan aspect varies from house plans, for clarification, please ask for details.

The floor plan, elevation plan and location plan in this document are intended for illustration purposes only and may change for example in response to market demand, ground conditions, Local Authority and NHBC etc. Consequently, they should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under Property Misdescriptions Act 1991. Nor do the contents constitute a contract, part of a contract or warranty. For clarification, please ask for details.

