

RETAIL / OFFICE /
DEVELOPMENT OPPOTUNITY

FOR SALE

LANDED.
Real Estate

**9 Bridge
Street**

Ballater, Aberdeenshire, AB35 5QP

139.50 SQ M (1,502 SQ FT)



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Location

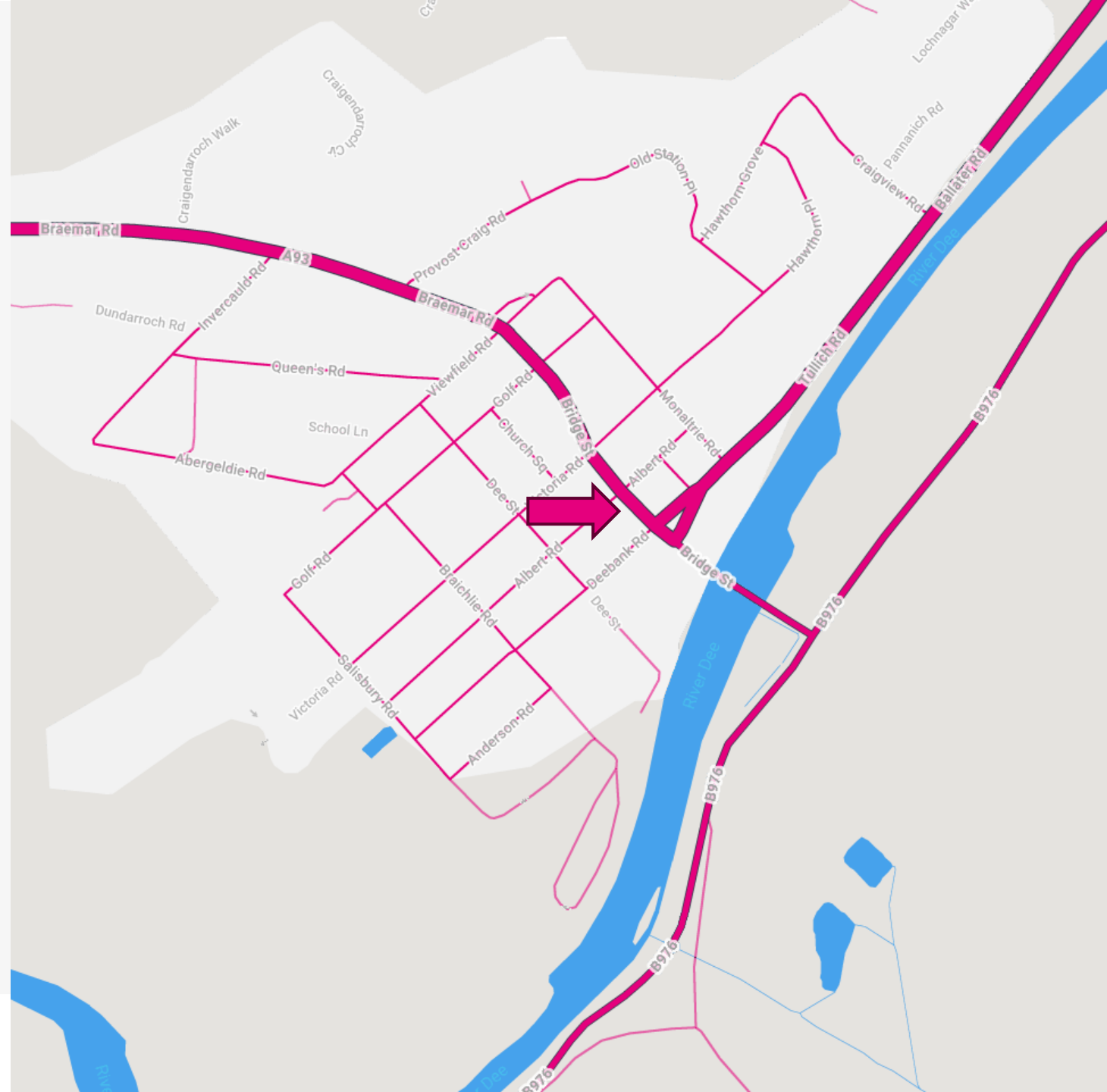
The subjects are located within the Aberdeenshire village of Ballater in the heart of Royal Deeside, one of Scotland's most scenic and desirable tourist destinations. Due to its rich history and royal connections, tourists swell the resident population of approximately 1,400 people with Balmoral Castle lying some 8 miles west along the River Dee.

The subjects are ideally positioned on the prominent location of Bridge Street, the main thoroughfare through the village. The surrounding area comprises a range of uses including retail, licensed and residential with nearby occupiers including **Co-op**, **Sheridan's The Butcher**, **The Balmoral Arms** and **The Balmoral Bar**, in addition to various other locally established businesses.

Description

The subject property comprises the ground floor of an attractive Grade C listed granite building. The first floor of the property is under separate ownership, and we understand is occupied for office use.

The property was formerly occupied as a banking branch, and follows a standard banking fit out. There are a number of internal meeting rooms which have been formed along with a main open plan banking area. The subject property provided a purchaser with the potential to re-configure the ground floor space to provide a more 'traditional' retail offering.





Accommodation

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

Demise	Sq M	Sq Ft
Ground Floor	139.50	1,502

Price

£149,000, exclusive of VAT.

Ratable Value

£20,750 effective from 1 April 2026.

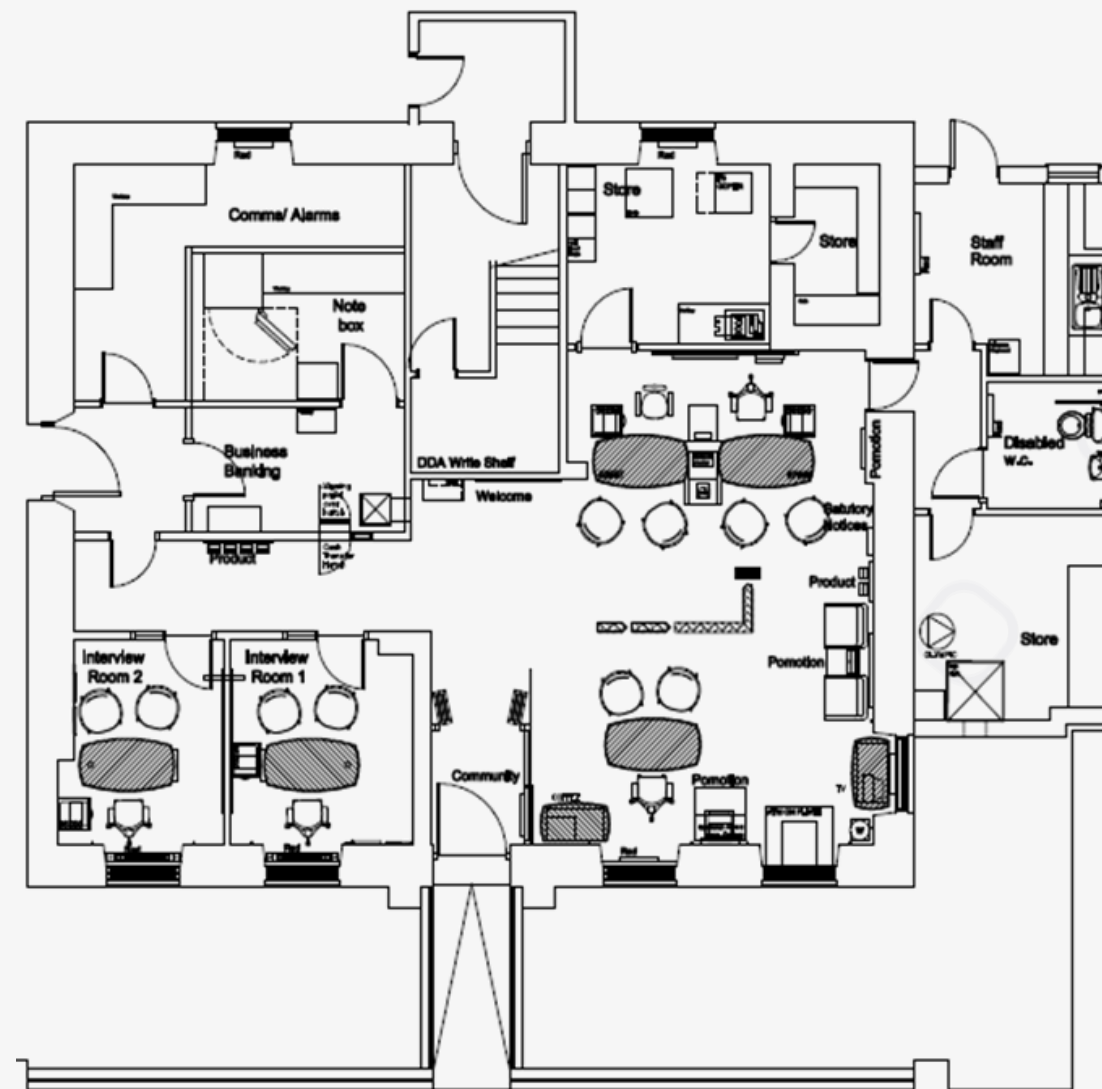
Rates Payable – £10,333

Energy Performance Certificate

EPC Rating – C34

Value Added Tax

All figures quoted are exclusive of Value Added Tax (VAT).





Anti Money Laundering

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.

Entry

Immediate upon conclusion of missives.

Viewings & Offers

For further information or viewing please contact the sole agent.

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