

269 Holburn Street, Aberdeen, AB10 7FL

  Matthew Cohen 
& ASSOCIATES Ltd

www.matthewcohen.co.uk



Investment Property
9 Barclay Street,
Stonehaven, AB39 2BJ

Price: offers over £80,000

t: 01224 433301

info@matthewcohen.co.uk

solicitors & estate agents

the information contained within these these particulars should not be relied upon as statements or a representation of fact

Investment Property
9 Barclay Street,
Stonehaven,
AB39 2BJ

This is an excellent opportunity to purchase this quality retail investment property. This well located RETAIL SHOP with glazed frontage is ideally situated in a main thoroughfare close to the town's busy Market Square. Stonehaven is an ever popular town fifteen mile south of Aberdeen.

The property is currently let on a full, repairing and insuring lease at a rental of 8,500 until June 2014. The Lease is subject to various options. The rateable value is £6,500 per annum.

The shop comprises a bright, well maintained retail space measuring 25'6 x 12'4 approx with a small rear hall offering access to a separate office measuring 11' x 5'9 approx and toilet comprising a total space of 366 square footage. Fitted with security alarm.

Price: Offers over £80000

Entry: By Arrangement

Viewing: Contact Selling Agents

***For further information contact selling agents
Matthew Cohen and associates limited***