

# Lot 28

£18,000 Per Annum  
Exclusive

## 34 High Street, Banff, Moray AB45 1AN Prominent Heritable Retail Investment



### Key Details

- Let to M&Co Trading Ltd (t/a M&Co) on a new 5 year lease (1)
- Rebased rent of £18,000 p.a.x.
- Comprises approximately 621.60 sq m (6,691 sq ft)
- Town Centre location close to seafront
- Nearby occupiers include McColl's Royal Mail, and various independent shops, cafe's, restaurants and hotels

### Location

**Miles:** 20 miles west of Fraserburgh  
45 miles north-west of Aberdeen  
**Roads:** A97, A98, A947  
**Rail:** Elgin Railway Station (34 miles west)  
**Air:** Aberdeen Airport

### Situation

Banff is a coastal town in Scotland, located approximately 20 miles west of Fraserburgh and 45 miles north-west of Aberdeen. The property is situated on a prominent corner position on the east side of High Street, at its junction with Strait Path, less than 0.2 miles to Banff Bay beach. Nearby occupiers include McColl's Royal Mail, and various independent shops, cafe's, restaurants and hotels.

### Description

The property comprises a four storey building, arranged as a ground floor shop, with ancillary accommodation on the basement, first and second floors.

### Tenure

Heritable. Scottish Equivalent of English Freehold.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

Available from the legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

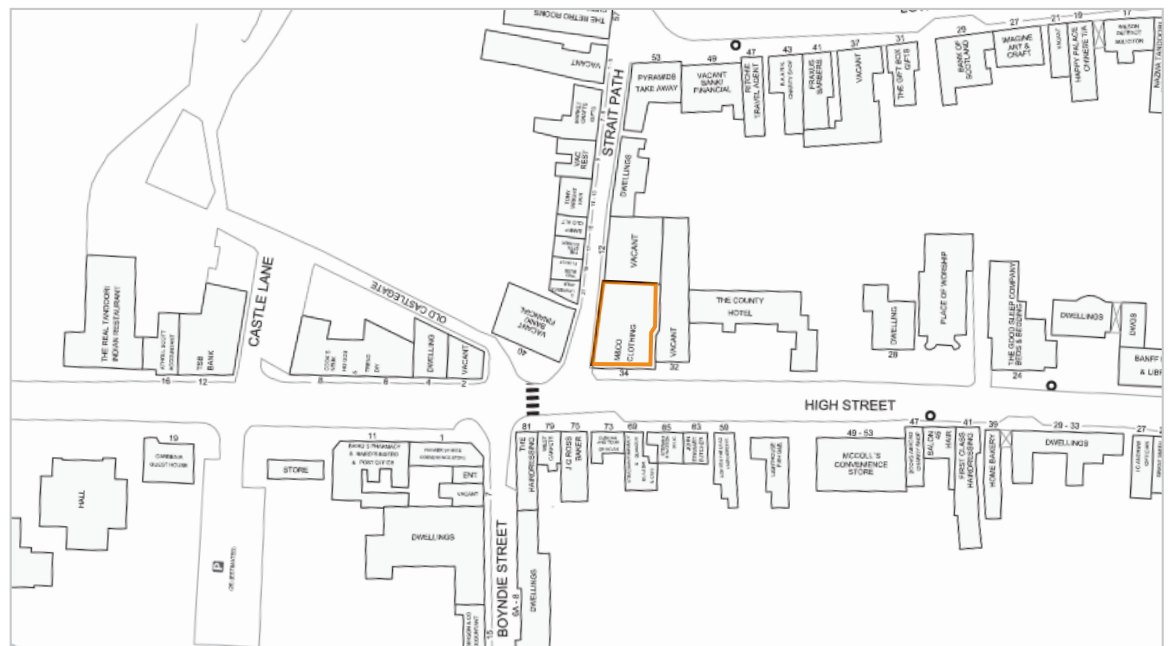
### Viewings

Please contact Mhairi Archibald (0771 8899 341)

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail	260.40 sq m	(2,803 sq ft)	M&CO TRADING	04/08/2020 to	£18,000
First	Retail	134.80 sq m	(1,451 sq ft)	LIMITED (2) t/a M&Co	03/08/2025 (1)	
Second	Ancillary	81.40 sq m	(876 sq ft)			
Basement	Ancillary	145.00 sq m	(1,561 sq ft)			
<b>Total</b>		<b>621.60 sq m</b>	<b>(6,691 sq ft)</b>			<b>£18,000</b>

- (1) Under the terms of the lease, the tenant benefits from an option to determine the lease on the third anniversary of the term (upon six months written notice)
- (2) M&Co was founded in 1834 and operate from over 300 stores. M&Co employs over 3,900 staff members ([mandco.com](http://mandco.com) 24/02/2021).



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**Acuitus**  
Mhairi Archibald  
+44 (0)7718 899 341  
[Mhairi.archibald@acuitus.co.uk](mailto:Mhairi.archibald@acuitus.co.uk)

**Acuitus**  
Peter Mayo  
+44 (0)20 7034 4864  
+44 (0)7833 459 318  
[Peter.mayo@acuitus.co.uk](mailto:Peter.mayo@acuitus.co.uk)

**Seller's Solicitors: Addleshaw Goddard LLP**  
Alastair Cowan  
+44 (0)131 222 9856  
[alastair.cowan@addleshawgoddard.com](mailto:alastair.cowan@addleshawgoddard.com)