



PLAY
VIDEO



FOR SALE AS A GOING CONCERN

BRAEMAR GALLERY, BRAEMAR,
BALLATER AB35 5YL

- SITUATED IN THE HEART OF THE CAIRNGORMS NATIONAL PARK AND ROYAL DEESIDE
- LONG ESTABLISHED BUSINESS IN PROMINENT AND ATTRACTIVE BUILDING
- INCLUDES RESIDENTIAL PREMISES

RETAIL

galbraithgroup.com

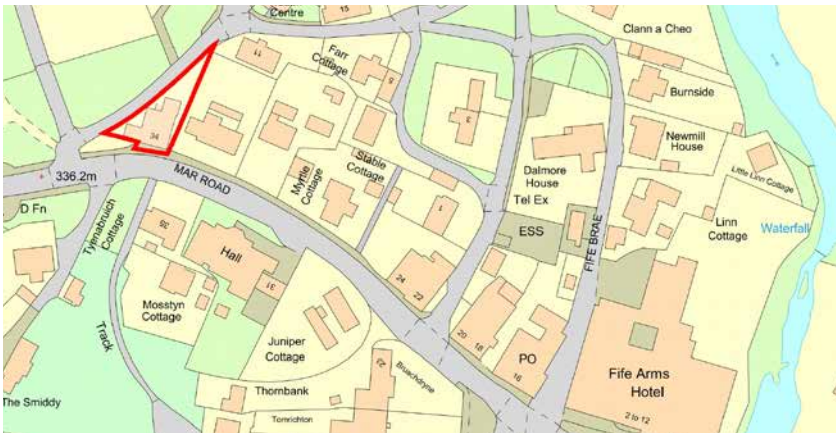


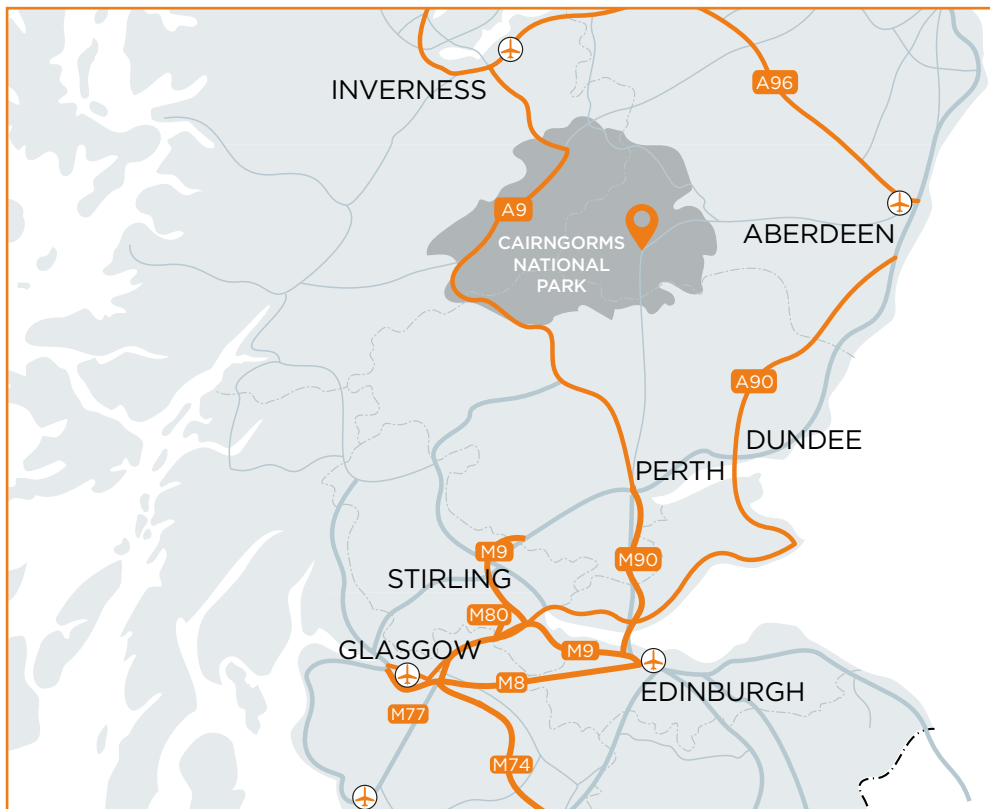
LOCATION

Situated in the heart of the Cairngorms National Park, Braemar is a very special village. Voted one of the best places to live in the UK by the Times in 2022 and home to The Fife Arms Hotel an internationally famed destination attracting art lovers from around the world.

A small village with a big reputation, Braemar is home to the internationally renowned Braemar Gathering, the annual highlight of the highland games programme, attracting visitors from far and wide and patronised by the King and Royal family whose estate of Balmoral is nearby.

Braemar offers a unique blend of natural beauty, rich history, vibrant culture, and a welcoming community.





DESCRIPTION

The property occupies a prominent corner position on the main thoroughfare through the village.

Operated as an art gallery for almost four decades, the current owner has developed the business over the last twenty-five years specialising in Scottish artists and printmakers.

The building was extended around twenty years ago, enlarging the retail space and incorporating a small apartment comprising kitchen/living, shower/wc and bedroom with an outside deck. This is no longer used for residential purposes and the bedroom has been incorporated with the workshop, but this could potentially revert to providing owner's accommodation. In addition, there are substantial storage areas at basement level providing useful accommodation, having been used recently as a music studio.



Basement

Ground Floor

ACCOMMODATION

The building has the following accommodation:

Retail Area	370 sq.ft	34.38 sq.m
Workshop	292 sq.ft	27.21 sq.m
Kitchen & Shower room/WC	242 sq.ft	22.64 sq.m
Basement	383 sq.ft	35.60 sq.m
TOTAL	1,288 sq.ft	119.83 sq.m

THE BUSINESS

The current owner has developed relationships with many Scottish artists and printmakers creating exhibitions to host and display their work for sale on a commission basis. In addition, the owner previously offered a picture framing service, and the specialist framing equipment may be available for a purchaser wishing to continue this ancillary business.

Copies of historic accounts can be made available to seriously interested parties. Completion of a Non-Disclosure Agreement (NDA) may be required.

METHOD OF SALE

Our clients are seeking offers in excess of £300,000 for their freehold interest in the property and associated business. Owned stock will be transferred at cost.

in the event matters proceed to a closing date, interested parties will be notified and requested to submit a heads-of-terms offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.

We recommend that interested parties note their interest in the property in order to be kept informed of any closing date and to receive any additional pertinent information.

Interviews may be held with selected bidders. Once a preferred bidder has been selected it is expected that an offer to sell will be issued by our client's solicitor.



Basement



SERVICES

Mains Water

Mains Drainage

Mains Electricity

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B.

RATEABLE VALUE

The property has a rateable value of £10,500. Under the current Small Business Bonus Scheme, the property qualifies for 100% rates relief.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and any VAT incurred in connection with the transaction.

FURTHER INFORMATION

Viewings are by appointment only. Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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Galbraith

IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.
2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.
3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.
4. Closing Date. A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.
5. Offers. Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, Stirling Agricultural Centre, Stirling, FK9 4RN. Tel: 01786 434 600 Fax: 01786 450 014. Email: stirling@galbraithgroup.com
6. Third Party Rights, Servitudes and Deed of Conditions. The properties that have been sold all benefit from a right of access across the service roads. A deed of conditions has been drafted details the obligations of the parties in relation to the common parties and the share of ongoing and future maintenance. The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.