



6 The Square  
Tarland AB34 4YL



mackinnons  
solicitors



Following substantial refurbishment, externally and internally in 2013, the premises are in a "ready to move into" condition. The premises are fully rewired and benefit from Everest uPVC windows and doors, a modern kitchen area, modern WC, two generously proportioned offices located to the front and rear of the building and a good sized storage area. Further benefits include off peak electric storage heaters, neutral décor and carpeting, front and rear access, and plenty of on street parking. Current planning permission is as an office although it is believed that change of use to shop use would be relatively straight forward. Potential purchasers should however satisfy themselves with the Aberdeenshire Council Planning Department.

- Small business opportunity
- Excellent condition
- Fully refurbished
- Electric Heating

## 6 The Square Tarland AB34 4YL

An excellent opportunity has arisen to purchase these nicely maintained and well presented commercial premises located in the Square in the popular Deeside village of Tarland. Trading as an office and studio for an audio/visual production company for the past 17 years, these premises were originally the Bank of Scotland Tarland branch office and are suitable for a variety of uses.



## Terms

### Council Tax

TBC

### EPC

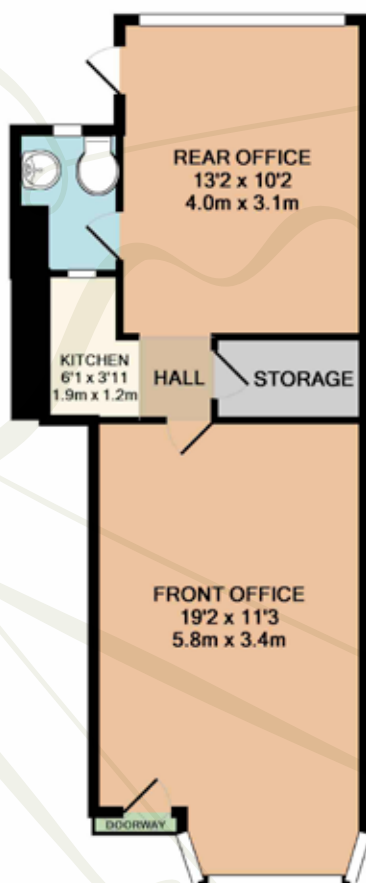
N/A

### Entry

By Arrangement

### Viewing

Contact Solicitors

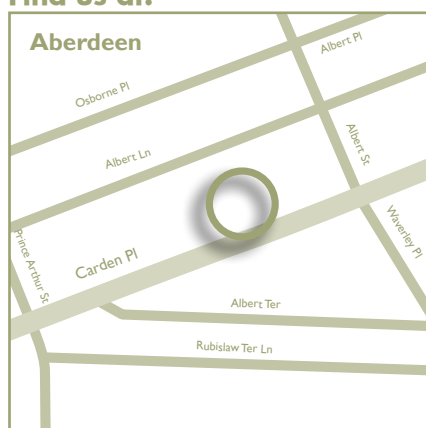


NB. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract.

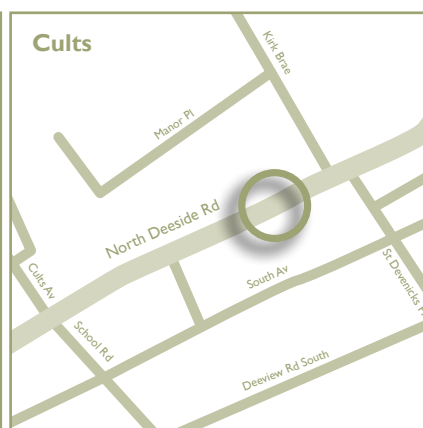
## mackinnons services

- **Property matters including Sales and Purchase**
- **Wills, Trusts and Executries**
- **Powers of Attorney**
- **Employment Law**
- **Business Law**
- **Tax**
- **Leasing**

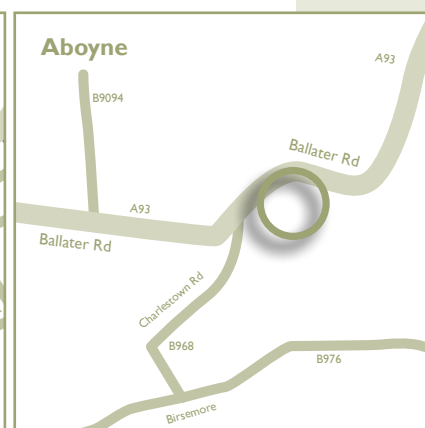
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