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for life & business

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11 THE SQUARE, ELLON, AB41 9JB



**Retail/Office Space for Lease occupying
a Prominent Central Location**

PER ANNUM
£2,000

Overview

Hallway, Large Office and Cloakroom/W.C. An ideal opportunity has arisen to lease this bright office space and cloakroom/w.c. The subjects comprise a ground floor unit, with entrance hallway, a bright office with picture window to front, and cloakroom/w.c. The office is accessed from the front of the premises where an entrance door takes you into the hallway and the internal office space which is bright and airy and fitted with laminate flooring and cold water sink. A handy cloaks/w.c. provides hot and cold water. The building is situated in a highly prominent area within the town centre with its busy thoroughfare, with shops, cafes, health centre and dentist, and restaurants all within a very short walk.

Hallway

Accessed off Schoolhill Road, just off The Square, the hallway leads through to the office space.

Office

4.60m x 4.15m (15'1" x 13'6") approx.

A spacious room with deep silled picture window to front drawing excellent natural light, finished with window blind. It provides ample space for office furniture. Laminate flooring. Wash hand basin with cold water tap.

Cloakroom/W.C.

Fitted with a w.c. and corner sink with hot and cold water. Extractor.

Location

Ellon is a thriving country town on the banks of the River Ythan situated midway between Aberdeen and Peterhead and only approximately 15 miles from Aberdeen Airport. There are ample shopping, sports and recreational facilities with excellent local amenities. Ellon also has a good academic reputation with three primary schools and the Ellon Academy Community Campus with sport and recreation facilities, and swimming pool.

Directions

On entering Ellon from the south along the A90 Aberdeen/Ellon road, continue straight ahead at the traffic lights and take the second exit off the roundabout onto Bridge Street. Turn first right onto Station Road and continue to the junction, taking a left onto Schoolhill Road. The office is located directly on the right hand side. There is ample public parking close by.

Notes

Electric heating. Double glazing.

Viewing

Please telephone the Selling Agent's Ellon Office.

Office reference: JHN/JC/Ellon

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.

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