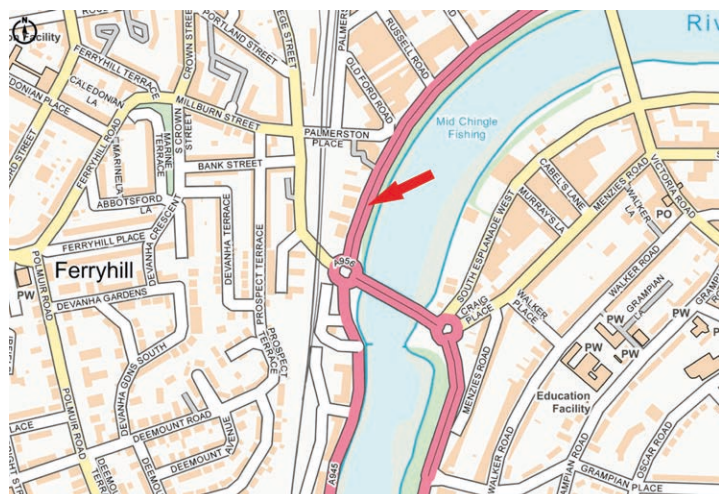




## 19 North Esplanade West, Aberdeen, AB11 5RJ

- Prominent roadside location
- NIA — 320.13 sq.m (3,446 sq.ft) approx.
- Generous car parking to accommodate 17 vehicles
- Subjects currently benefit from Class 2 consent
- Excellent transport links



## LOCATION

The subjects are prominently located with direct frontage onto North Esplanade West, within the heart of the recognised North Dee Business Quarter, a City Centre Business District which has recently been revitalised. The location offers excellent road connections affording easy access to both North and South of the City via the A90, whilst also being located near Aberdeen's rail and bus stations.

Union Square Shopping Centre is within walking distance and is home to major retailers such as M&S, NEXT, Apple and a host of restaurants such as Yo Sushi and Wagamamas.

Other nearby occupiers include Neptune Energy, Food Standards Agency, PD & MS, EnQuest and Petrofac.

An exact location of the property is highlighted on the plan overleaf.

## DESCRIPTION

The subjects comprise a single storey, detached retail unit constructed of brick/blockwork under a pitched profile metal sheet roof, with a large car park to the rear to accommodate seventeen vehicles.

The unit benefits from glazed, electric powered entrance doors with full width display windows with signage above. The subjects comprise an open plan retail space with cellular rooms to the rear, along with dedicated kitchen facilities, disabled W.C. and male and female toilets. Internal finishes include plastered and painted walls, concrete floors covered by a mixture of carpet and tiles, with suspended ceilings incorporating recessed

fluorescent lighting. Heating is by way of gas central heating.

## PLANNING

The subjects currently benefit from Class 2 (Financial, Professional and other services) in terms of the Town & Country (Use Classes) (Scotland) Order 1997, as such the retail unit automatically qualifies for change of use to Class 1 (Retail).

## FLOOR AREAS

We calculate the following approximate Net Internal floor Areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

|              | SQ. M. | SQ. FT. |
|--------------|--------|---------|
| Ground Floor | 320.13 | 3,446   |

## RATING

The premises are currently entered in the Valuation Roll with a Rateable Value of £66,500 effective from 1 April 2017. The Rate Pounding for 2019/20 is 51.6p.

## LEASE TERMS

The subjects are available on the basis of a Full Repairing and Insuring lease on terms to be agreed. Any medium or long term lease will incorporate periodic rent reviews. Short term lease will be considered.

## RENT

On application.

## V.A.T

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of 'F'.

## ENTRY

Immediate, upon completion of legal formalities.

## LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

## VIEWINGS & OFFERS

By prior arrangement with the sole letting agents, to whom all formal offers should be submitted in Scottish legal form.

To arrange a viewing please contact:



**Emma Gilbert**

Graduate Surveyor  
emma.gilbert@g-s.co.uk  
07717 441280



**Bruce Murdoch**

Partner  
Bruce.Murdoch@g-s.co.uk  
07803 896919

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2019