

# TO LET

RETAIL UNIT



## 3-4 BALGOWNIE CRESCENT, BRIDGE OF DON, ABERDEEN, AB23 8ER

- PROMINENT ROADSIDE LOCATION
- RENTAL - £14,000 PER ANNUM
- AREA – 83.64 SQM (900 SQFT)

### Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

Tel: 01224 202 800

[www.shepherd.co.uk](http://www.shepherd.co.uk)

Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy  
Development & Investment Consultancy • Acquisitions • Dispute Resolution • Rent Review  
Compulsory Purchase & Compensation • Rating • Property Management • Commercial EPC

LOCATION:

The subjects are located on the North side of Balgownie Crescent at its junction with Ellon Road approximately four miles North of Aberdeen City Centre. The surrounding area is predominately of high density residential accommodation however there are a number of commercial occupiers within the immediate vicinity of a retail nature.

The subjects benefit from good visibility from passing traffic on the Ellon Road and quick access to the local and national road network.

DESCRIPTION:

The subjects comprise a ground floor retail unit within a 2 storey semi-detached property. The building is of a granite construction with a slated roof over. The subjects have a corner position and access is via a step up and through a pedestrian door to the corner of the property. The unit benefits from the large display window to both frontages.

Internally the property is split to form a large retail area together with storage and a single W.C facility. The unit has timber floors overlaid in lino while the walls are a mix of timber tongue and groove and plasterboard. The ceiling is suspended throughout with inset florescent lighting.

ACCOMMODATION:

The subjects provide the following accommodation:

Accommodation	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	83.64	900

The abovementioned floor areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

RENTAL:

A rental of £14,000pa is sought. As is standard practice this will be payable quarterly in advance.

RATING:

The subjects are currently entered in the Valuation Roll at a Rateable Value of £15,000 per annum.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

LEASE TERMS:

Our clients are seeking to lease the premises on Full Repairing and Insuring terms. Any medium to long term lease durations will be subject to upward only rent review provisions.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of 'G'.

Further information and a recommendation report is available to seriously interested parties on request.



VAT:

All figures quoted are exclusive of VAT at the prevailing rate

ENTRY DATE:

Upon conclusion of Legal Missives.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.

VIEWING:

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors  
35 Queens Road, Aberdeen, AB15 4ZN  
Publication Date: October 2019  
Contact:  
James Morrison  
james.morrison@shepherd.co.uk  
Tel: 01224 202 800

Alistair Nicol  
alistair.nicol@shepherd.co.uk

