

TO LET

Retail Units

Prime City Centre Location

Potential for additional space as required

Unit A - 46.87sqm (490.59sqft)

Unit B - 40.67sqm (425.69sqft)

£12,000 per annum



WHAT 3 WORDS

UNIT A/B 6-14 GREAT WESTERN ROAD, ABERDEEN, AB10 6LQ

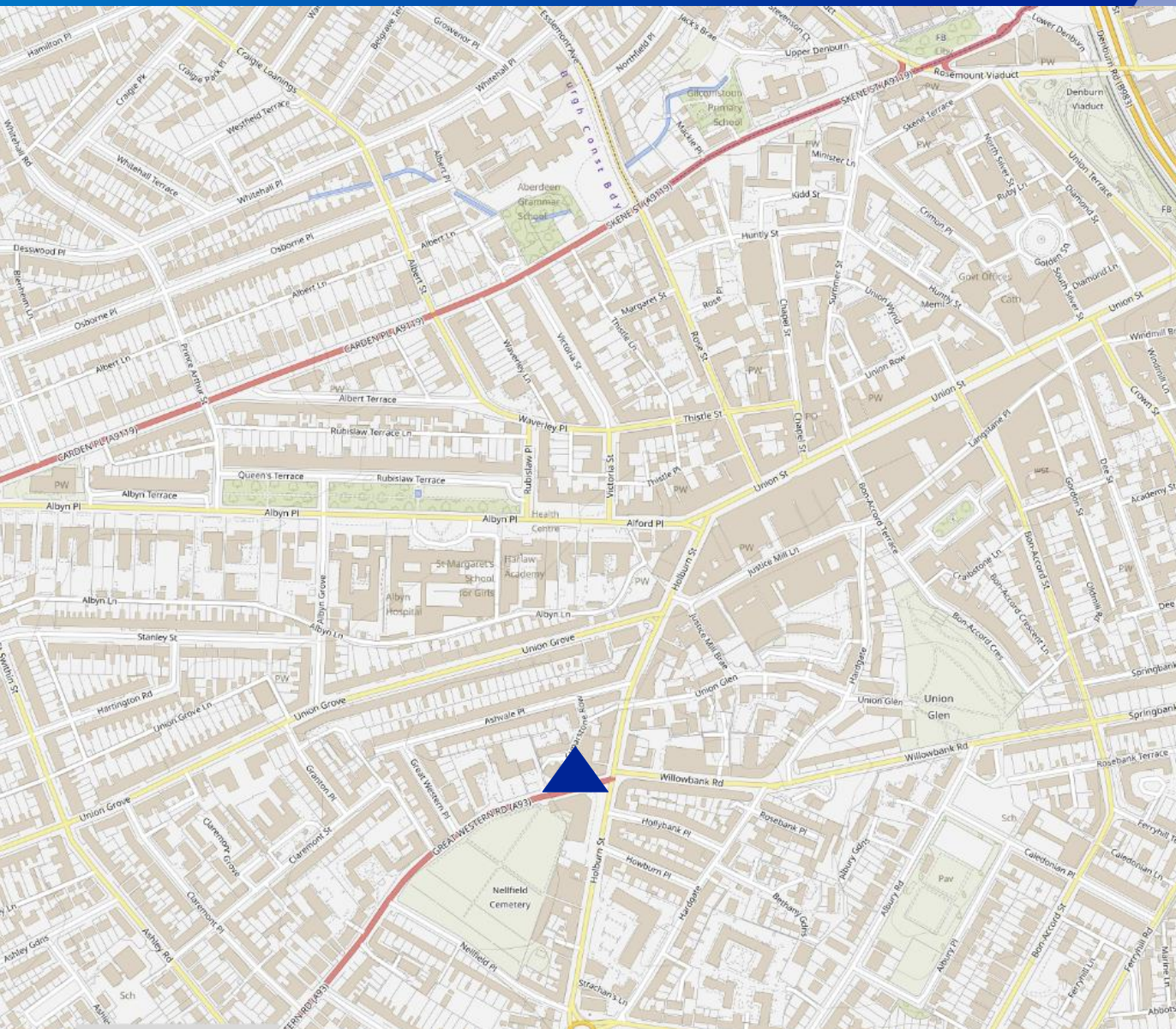
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Location

UNIT A/B 6-14 GREAT WESTERN ROAD,
ABERDEEN, AB10 6LQ



The Subjects are located on Great Western Road. This area is ideally situated just a short distance south of Aberdeen City Centre.

The immediate area comprises of numerous commercial units with Holburn Street being a well-established retail location with excellent transport links both locally and nationally.

Nearby occupiers include Sainsburys, Indigo Sun, Decidedly Dogs and the Adams Lounge.

City Centre Location



FIND ON GOOGLE MAPS



Description – Unit A

UNIT A/B 6-14 GREAT WESTERN ROAD,
ABERDEEN, AB10 6LQ



110A Holburn Street comprises of a ground floor premises. The building is granite in construction and is shared with the adjoining unit.

The subjects front onto Great Western Road. The ground floor of the subject provides perfect sales accommodation while the basement provides excellent storage along with potential for other possible uses.

	m ²	ft ²
Total	46.87	490.59

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Description – Unit B

UNIT A/B 6-14 GREAT WESTERN ROAD,
ABERDEEN, AB10 6LQ



110B Holburn Street comprises of a ground floor premises. The building is granite in construction and is shared with the adjoining unit.

This subject fronts onto Great Western Road. This subject comprise of a smaller ground floor sales area while still providing the use of the shared basement.

	m ²	ft ²
Total	40.67	425.69

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rental

£12,000 per annum

Lease Terms

Our clients are seeking to lease the premises for a negotiable period on full repairing and insuring terms. Any medium to long term lease durations will be subject to upward only rent review provisions.

Rateable Value

The subjects will currently form part of a larger entry and will require to be re-assessed upon occupation; Indicative figures can be provided upon request.

Additional Space

There is additional basement space available by separate negotiation.

Energy Performance Certificate

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.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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