

TO LET/FOR SALE

RETAIL UNIT



286 HOLBURN STREET, ABERDEEN, AB10 6DD

- PROMINENT CORNER LOCATION
- FLOOR AREA 85.45 SQM (919 SQFT)
- RENT £15,000 PER ANNUM
- PRICE £150,000

Shepherd Chartered Surveyors

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Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy
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LOCATION:

The subjects are situated on the west side of Holburn Street at its junction with Holburn Road, a short distance to the south of the main city centre area. The property is located at a busy junction and accordingly benefits from a prominent location. The area itself is mixed use in general with the majority of ground floors being utilised for retail purposes with residential above. There is also a pay and display car park in close proximity.

DESCRIPTION:

The subjects comprise of a ground floor retail unit contained within the majority of the ground floor of a two storey and attic end terraced building with a two storey extension to the rear. The premises are of traditional granite and slate construction. The premises also benefit from frontage to both Holburn Street and Holburn Road with customer entrance provided from Holburn Street itself.

Internally the premises have been fitted to a good standard with the floor being covered in laminate flooring, the walls have been plaster and painted with lighting being provided by means of spotlight. Heating is provided by a gas fired radiator system with the accommodation providing a sales area to the front along with rear storage, w.c. and tea making facilities.

ACCOMMODATION:

The subjects provide the following net internal floor area calculated in accordance with the RICS Code of Measuring Practice Sixth Edition and are as follow:

Accommodation	M ²	FT ²
Ground Floor	85.45	919

RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £9,600. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

RENTAL:

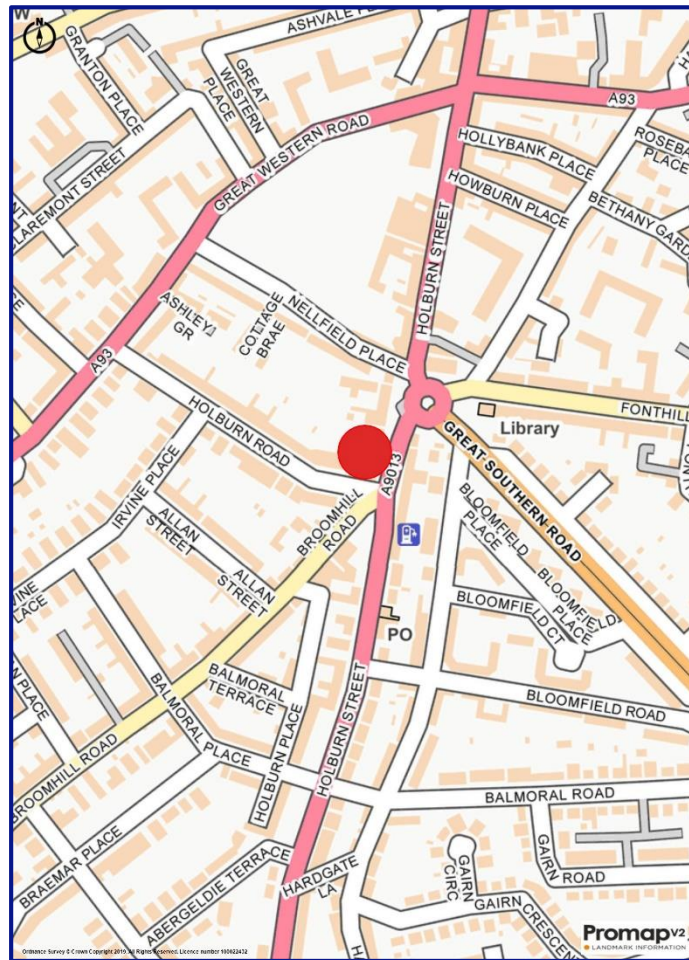
A rental of £15,000 per annum exclusive of VAT is sought. As is standard practice this will be payable quarterly in advance with any medium to long term lease durations incorporating upward only rent review provisions.

PRICE:

Offers in the region of £150,000 are sought.

VAT:

All rents, prices, premiums etc., are quoted exclusive of VAT.



ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of '?'. Further information and a recommendation report is available to seriously interested parties on request.

LEGAL COSTS:

As is standard practice the ingoing tenant will be responsible for Aberdeen City Councils Legal Costs associated with the transaction.

VIEWING:

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

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