

## RETAIL/OFFICE UNIT

- > PROMINENT WEST END LOCATION
- > SUITABLE FOR A RANGE OF COMMERCIAL USES
- > RENT - £20,000 P.A.
- > NO VAT CHARGEABLE
- > SIZE- 130.90 SQ.M (1409 SQ. FT)

TO LET

**18 VICTORIA STREET, ABERDEEN, AB10 1XA**

**CONTACT:** Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)



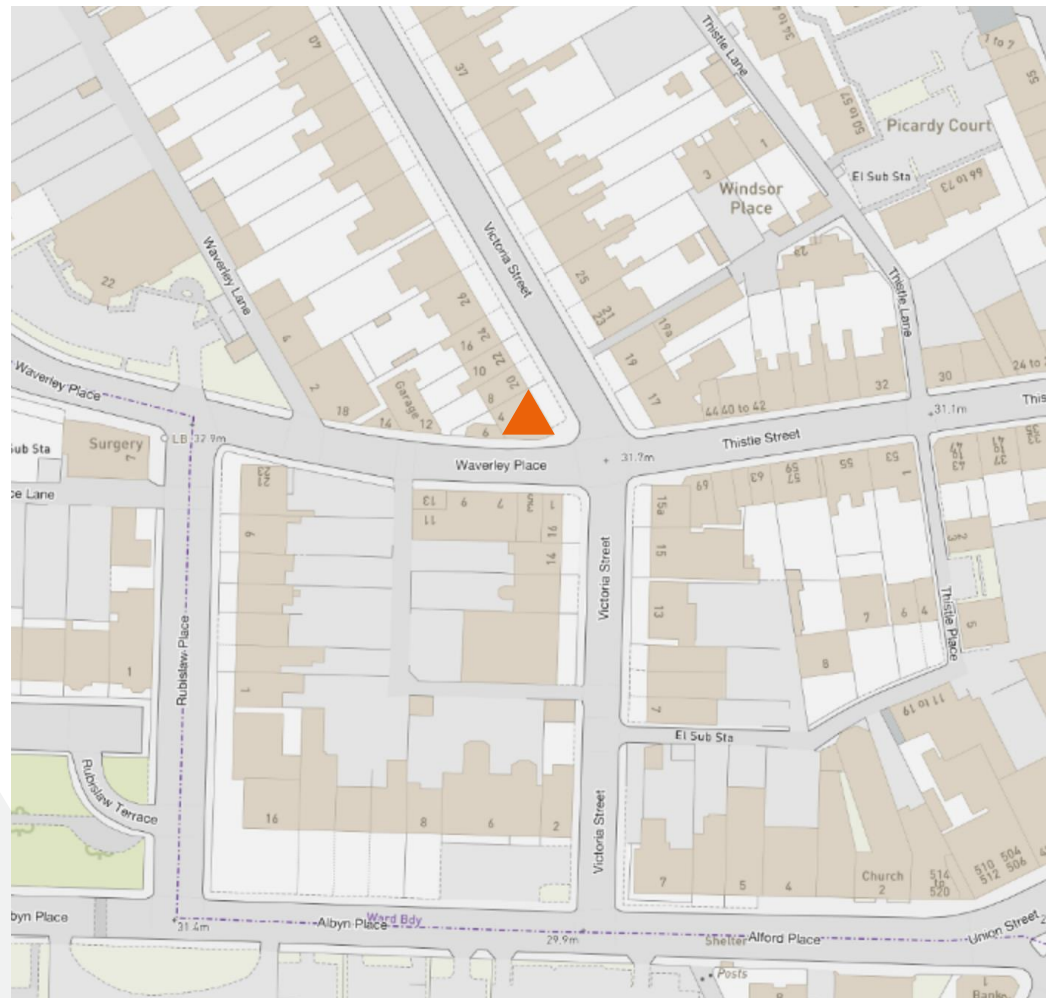
## Prominent West End Corner Location

### LOCATION

The premises are located on a prominent corner location of Victoria Street and its junction with Waverley Place within the west end office and retail area of Aberdeen. The subjects are located in close proximity to Union Street, the city's main commercial and retailing thoroughfare, and therefore benefits from excellent transportation links and local amenities.

Surrounding occupiers are a mixture of office and retail users, largely local in nature, including Laurie & Co Solicitors, Robert Whitehall pharmacy, Andrew Scott dental care, and numerous coffee and sandwich shops. Residential properties are also present in the area.

Good levels of on-street pay and display parking is available on the streets surrounding the premises.







## DESCRIPTION

The subjects comprise of the ground and lower ground levels of a Grade B listed corner building of traditional stone and slate construction. The property benefits from a display return frontage, with access to the property via a corner glazed pedestrian doorway.

The property is arranged over splits levels and is currently utilised as a beauticians, although has previously been occupied as a solicitors' office & estate agency, a financial advisers' office, and a Building Society. At ground floor level the subjects are laid out to provide a large reception area with steps leading up to a further open plan area, with two private rooms also formed by a partition. A third private room and w.c facilities are located down several stairs. The lower ground floor offers a kitchen and three private rooms, with a fourth small room currently used for spray tanning. The subjects also benefit from a storage area.

Natural light is provided via large sash and case timber windows whilst artificial lighting is via a mixture of spot, pendant and strip LED light fittings. Flooring throughout is a mixture of laminate and linoleum, with the stairs being carpeted. Walls and ceilings are of a painted plasterboard finish. Part of the lower ground floor also features beams and wood wall panelling. Heating is provided by a gas central heating system.

## ACCOMMODATION

The subjects provide the following accommodation:-

	M <sup>2</sup>	ft <sup>2</sup>
Ground Floor	67.66	728
Lower Ground Floor	63.24	681
<b>TOTAL</b>	<b>130.90</b>	<b>1409</b>

The above areas have been calculated on a Net Internal Floor Area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

## RENTAL

£20,000 per annum is sought

## LEASE TERMS

The accommodation is available on the basis of a New Full Repairing and Insuring Lease of negotiable duration.

## ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of 'G'. Further information and a recommendation report are available to seriously interested parties upon request

## VAT

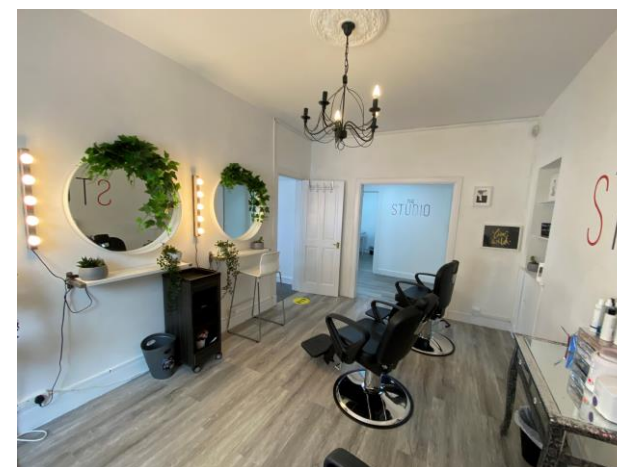
No VAT is payable in addition to the rent.

## RATING

The subjects are currently entered into the Valuation Roll at a Rateable Value of £16,250. We point out that an incoming occupier will have the opportunity to appeal these rateable values.

## LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the incoming occupier being responsible for any LBTT, registration dues, etc.



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk)

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **PUBLICATION: AUGUST 2021**

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

