



- RENTAL OF £9,500 PA
- PRICE OF £120,000
- NIA: 57.88 M² (623 FT²)
- CLASS 1 RETAIL

VIEWING & FURTHER INFORMATION

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LOCATION:

The subjects are located on the east side of Great Northern Road approximately four kilometres north east of Aberdeen City Centre. Great Northern Road forms one of the main arterial routes in and out of Aberdeen to the North and as a result, benefits from considerable vehicular traffic flow and a prominent location. The property is located within close proximity to the Hilton area of Aberdeen and additionally can be found in close proximity to the Old Aberdeen where the University of Aberdeen is located. Additionally a Primary School and High School are also present nearby.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The property comprises of a ground floor retail premises contained within a three storey building of traditional granite design. The roof of the property is pitched and slated and further incorporates dormer projections. Access to the property is via a single pedestrian metal framed door of double glazed design. The area internally has been split to provide a front servery section with the rear of the property utilized for the preparation of food. W.C facilities are also located towards the rear.

The shop benefits from having strong frontage onto Great Northern Road, this is provided by a double glazed metal shop central doorway and windows. Internally, the floors are of a concrete design throughout and have been laid in a vinyl covering. Walls of the front section of the property have been painted with the walls of the rear covered in a white wipe down plastic covering. The roof is of suspended ceiling design and incorporates recessed LED light fittings.

Towards the rear of the property the unit has been utilised as a food preparation zone with a number of white goods present here. Additionally located towards the rear of the property is a single staff W.C. facility.

TO LET/MAY SELL RETAIL PREMISES



80 GREAT NORTHERN ROAD, ABERDEEN, AB24 3QB

ACCOMMODATION:

The property provides the following accommodation and floor areas.

ACCOMMODATION	m ²	ft ²
Ground Floor Retail	57.88	623

The above areas have been calculated from on site measurements on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

RENTAL:

£9,500 per annum exclusive of VAT and payable quarterly in advance is sought.

LEASE TERMS:

The subjects are available on a new Full Repairing and Insuring lease of negotiable duration. Any medium to long term lease durations will be subject to upwards only rent reviews.

PRICE:

Alternatively our clients may consider selling their heritable interest in the property. Offers in excess of £120,000 are invited.

RATING:

The subjects are currently entered into the Valuation Roll at £8,400. We would point out that any incoming occupier would have the opportunity to appeal this Rateable Value.

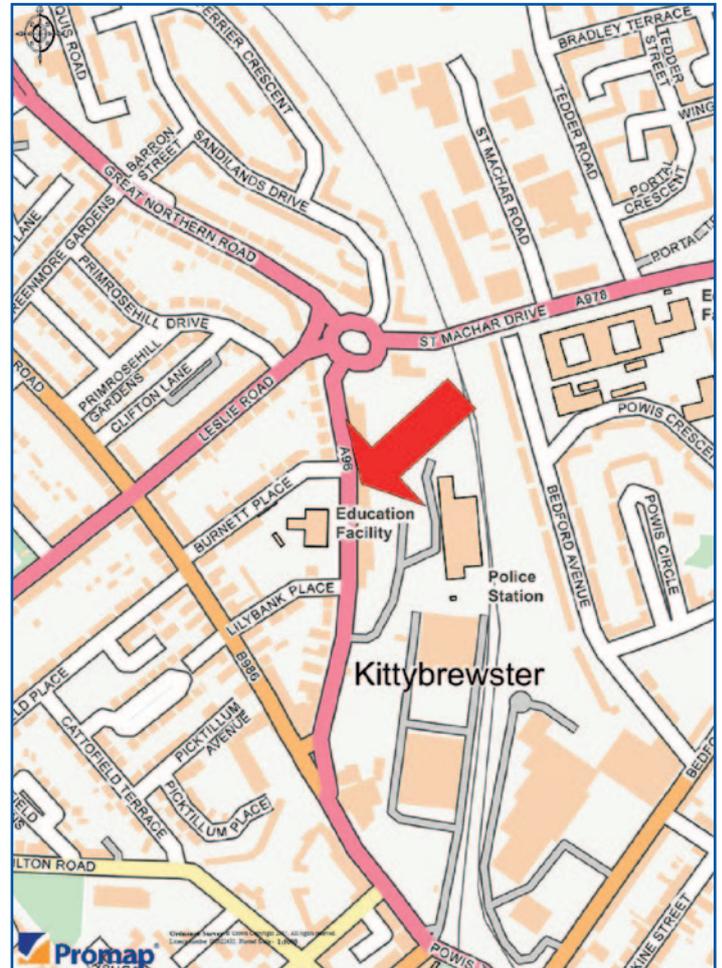
Small Business Bonus Rates Relief may be available to qualifying tenants and parties should contact the Local Authority as to their eligibility.

VAT:

All figures quoted are exclusive of VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE:

G



VIEWING & OFFERS:

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

J & E Shepherd, Chartered Surveyors
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Tel: 01224 202800 Fax: 01224 202802

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