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25 Albyn Place, Aberdeen AB10 1YL

FOR SALE / TO LET

CITY CENTRE RETAIL UNIT WITH CLASS 3 CONSENT



102 ROSEMOUNT PLACE
ABERDEEN
AB25 2XN

For further information,
please contact the sole
letting agents.

Floor Area:
72.89 sq m (785 sq ft)

Contact:
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Aberdeen
01224 58866

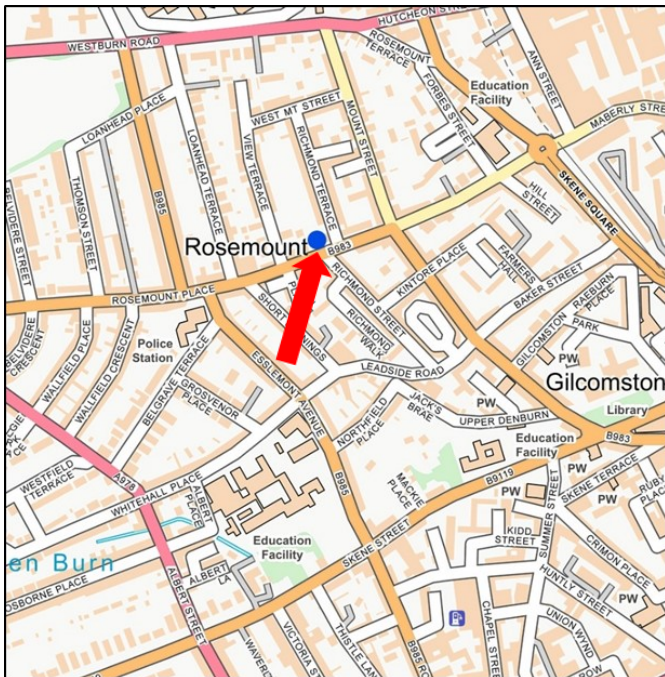
Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Leeds
0113 243 6777

London
020 7436 1212

Manchester
0161 249 9778



Location:

The subjects are situated on the north side of Rosemount Place between Richmond Terrace and View Terrace, approximately 1 mile west of the city centre.

Surrounding occupiers are a mixture of retail, office and residential uses and include; Tax Assist Accountants, Indigo Sun, Komandor, Archway Charity Shop, Sainsbury's and Mr Chips.

The exact location is shown on the plan above.

Description:

The unit comprises of traditional granite and slate construction and benefits from an excellent frontage onto Rosemount Place. The subject is enclosed within a traditional single storey retail parade that benefits from good levels of passing traffic and footfall.

Internally, the subjects benefit from strip bay fluorescent lighting, electric heating, takeaway counter, toilet, freezer and store, while also having a mix of tiled and laminate flooring and three phase power supply.

Accommodation:

The subjects comprise the following net internal areas, as measured in accordance with the RICS Code of Measurement Practice (6th Edition):

Ground Floor	72.89 sq m	785 sq ft
ITZA	49.49 sq m	533 sq ft

Rating:

We are advised that the subjects are currently entered in the Valuation Roll, from 1 April 2017, as follows:

NAV/RV: £11,500

Occupiers may benefit from 100% rates relief if qualifying for the Small Business Bonus Scheme (SBBS).

Rent:

£15,000 per annum, exclusive of VAT, payable quarterly in advance.

Price:

Offers in the region of £150,000 are sought for our client's heritable interest.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of G.

A copy of the EPC and Recommendations Report can be provided upon request.

VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

Legal Costs:

Each party will meet their own legal costs in relation to the transaction, however, the ingoing fenant or purchaser will be responsible for any LBTT and registration dues.

Entry:

Immediate, upon the conclusion of legal formalities.

Further Information: & Viewing

For further information, or to arrange a viewing, please contact:

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