FOR SALE RETAIL INVESTMENT





45 NORTH DEESIDE ROAD, BIELDSIDE, ABERDEEN, AB15 9DB

- POPULAR AFFLUENT LOCATION
- GROUND FLOOR AREA: 22.85 SQM (246 SQFT)
- BASEMENT: 21.00 SQM (226 SQFT)
- PRICE: OFFERS INVITED

Shepherd Chartered Surveyors

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Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy Development & Investment Consultancy • Acquisitions • Dispute Resolution • Rent Review Compulsory Purchase & Compensation • Rating • Property Management • Commercial EPC

LOCATION:

The premises are located on the south side of North Deeside Road within the popular and affluent Bieldside area of Aberdeen. Bieldside is located approximately 4 miles west from Aberdeen City Centre with North Deeside Road being a main arterial route for traffic from the West of Aberdeen.

DESCRIPTION:

The premises comprise a ground floor retail unit with separately accessed basement storage contained within a single storey end terraced building. A modern shop front has been installed with signage above.

Internally the premises providing good retailing accommodation with w.c. facilities to the rear.

FLOOR AREA:

FLOOR SPACE	M ²	FT ²
Ground Floor	22.85	246
Basement	21.00	226
Total	43.85	472

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

RATING:

The subjects are currently entered into the Valuation Roll as follows:

Hairdressing Salon - £5,500 Store - £1,100

Small Business Bonus Rates Relief of up to 100% may be available to qualifying tenants and parties should contact the Local Authority as to their eligibility.

TENANCY DETAILS:

The premises are currently let on a lease expiring on 21st May 2020 at a rental of £6,500.

PRICE:

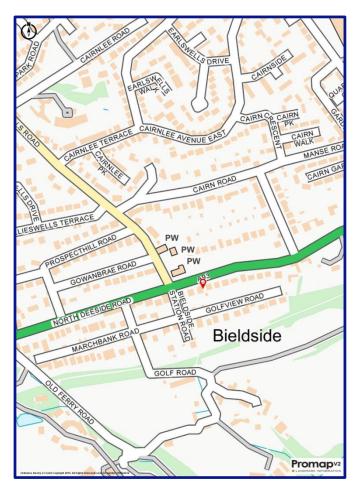
Offers are invited for the subjects.

VAT:

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

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



CLOSING DATE:

Interested parties area advised to formally note their interest in the subjects via their solicitor to be informed of any closing date which may be set.

LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT and Registration Dues.

VIEWING:

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

Shepherd Chartered Surveyors 35 Queens Road Aberdeen AB15 4ZN Publication Date: August 2019 Contact: Mark McQueen Email: mark.mcqueen@shepherd.co.uk Tel: 01224 202800 Fax: 01224 202802



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