

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

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

The premises are located on the south side of North Deeside Road within the popular and affluent Bielside area of Aberdeen. Bielside 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 <sup>2</sup>	FT <sup>2</sup>
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 21<sup>st</sup> 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 are 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:

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**35 Queens Road**

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