

TO LET RETAIL UNIT

3-4 BALGOWNIE CRESCENT, BRIDGE OF DON, ABERDEEN, AB23 8ER



- **PROMINENT ROAD-SIDE POSITION**
- **RENTAL: £14,000PA**
- **AREA: 83.64M² (900FT²)**

VIEWING & FURTHER INFORMATION

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LOCATION:

The subjects are located on the North side of Balgownie Crescent at its junction with Ellon Road approximately four miles North of Aberdeen City Centre. The surrounding area is predominately of high density residential accommodation however there are a number of commercial occupiers within the immediate vicinity of a retail nature.

The subjects benefit from good visibility from passing traffic on the Ellon Road and quick access to the local and national road network.

The Ordnance Survey extract is for identification purposes.

DESCRIPTION:

The subjects comprise a ground floor retail unit within a 2 storey semi-detached property. The building is of a granite construction with a slated roof over. The subjects have a corner position and access is via a step up and through a pedestrian door to the corner of the property. The unit benefits from the large display window to both frontages.

Internally the property is split to form a large retail area together with storage and a single W.C facility. The unit has timber floors overlaid in lino while the walls are a mix of timber tongue and groove and plasterboard. The ceiling is suspended throughout with inset florescent lighting.



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ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	m ²	ft ²
Ground Floor	83.64	900

The above mentioned floor 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.

RENTAL:

A rental of £14,000pa is sought. As is standard practice this will be payable quarterly in advance.

LEASE TERMS:

Our clients are seeking to lease the premises on Full Repairing and Insuring terms. Any medium to long term lease durations will be subject to upward only rent review provisions.

RATING:

The subjects are currently entered in the Valuation Roll at a Rateable Value of £16,500pa. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

ENERGY PERFORMANCE CERTIFICATE:

Further information and a recommendation report is available to seriously interested parties upon request.

VAT:

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

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 if applicable.

ENTRY DATE:

Upon conclusion of legal missives.



VIEWING & OFFERS:

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

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