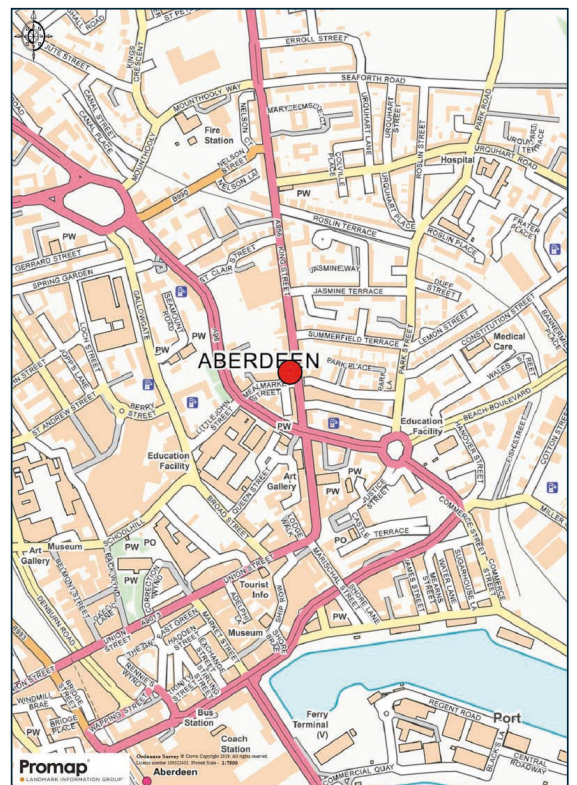




133 King Street, Aberdeen, AB24 5AE

- Ground floor and basement retail premises
- City centre location
- Immediate entry
- NIA — 145.5 sq.m (1,566 sq.ft) approx.
- Class 1 Retail Use
- Potential for alternative uses, subject to planning



LOCATION

The property is located on King Street, in Aberdeen's city centre. The subjects are situated on the corner of King Street and Mealmarket Street, close to its junction with West North Street. King Street is a main arterial route into the city centre and is an established retailing location, with nearby occupiers including Lahore Karahi, Bergen Associates and Buzz Bingo.

An exact location of the property is highlighted in the overleaf plan.

DESCRIPTION

The subjects comprise the ground floor and basement of an end terraced four storey traditional building of granite construction surmounted by a pitched slated roof. The building has been extended to the rear in more recent times. The windows are single glazed timber frame units and the entrance door to the front and side are also timber framed.

The ground floor accommodation provides a mix of open plan and cellular rooms. There is a concrete floor with carpet floor covering, a mix of painted / papered walls and ceilings. Lighting is provided by surface mounted traditional pendant lighting. Heating is provided by wall mounted heaters from a gas fired central heating system supplemented by electric panel heaters in some of the rooms.

The basement accommodation provides a mix of cellular rooms, kitchen and welfare facilities. The specification includes concrete floors with a mix of carpet and linoleum floor coverings, painted walls and painted Artex ceilings. Lighting is provided by surface mounted fluorescent strip lighting.

There is a lane to the rear of the building however, there is no established right of access.

FLOOR AREAS

We calculate the following approximate Net Internal floor areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

AREAS / FLOORETC	SQ M	SQ FT
Ground Floor	94.6	1,017
Basement	50.9	548
TOTAL	145.5	1,566

SITE AREA

The subjects occupy 100% of the site.

RATING

The premises are currently entered in the Valuation Roll with a Rateable Value of £11,000 effective from 1 April 2017. The Rate Pounding for 2019/20 is £0.49.

The incoming occupier may qualify for 100% Rates Relief in relation to the Small Business Bonus Scheme.

SALE TERMS

Offers are invited for our client's heritable interest.

PLANNING

The building is Category "C" Listed and lies within a Conservation Area.

We understand the subjects benefit from Use Class 1 in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997. However, we believe there may be potential for residential redevelopment/conversion, subject to planning. Interested parties are asked to satisfy themselves in this regard.

VAT

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of G.

ENTRY

Immediate, upon completion of legal formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS & OFFERS

By prior arrangement with the sole agent, to whom all formal offers should be submitted in Scottish legal form.

To arrange a viewing please contact:



Sara Mathieson
Senior Surveyor
Sara.mathieson@g-s.co.uk
01224 218155



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Head of Agency
Katherine.monro@g-s.co.uk
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IMPORTANT NOTICE

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6. Date of Publication: May 2019