

TO LET

RETAIL UNIT

**82 KING STREET, ABERDEEN,
AB24 5BA**



LOCATION:

The subject property is located on the East side of King Street at its junction with East North Street and as such, the subjects benefit from good levels of passing traffic and footfall and is situated in a highly visible location.

Surrounding occupiers are a mixture of retail and office occupiers at ground floor level with upper floors utilised for residential purposes.

Adequate levels of pay and display car parking is available nearby. area.

The Ordnance Survey extract is for identification purposes only.

DESCRIPTION:

The subject property forms the ground floor and basement of a substantial three storey and attic traditional pointed granite constructed end terraced property, the roofs over which are pitched and laid in slate incorporating dormer projections.

The property benefits from reasonable frontage in the form of two timber framed single glazed display windows, with a recessed timber framed single glazed doorway positioned centrally directly off street level. The property further benefits from timber signage above the entrance to the property.

Internally the ground floor is laid out to provide an open plan retail area currently used for hairdressing purposes with a small w.c towards the rear. The floors throughout the ground floor level are of suspended timber design and have been finished in a laminate wood floor covering. Walls have been plastered and painted with the ceiling of traditional lath and plaster design and is also painted. Natural light is provided via the display windows with artificial lighting provided by fluorescent fitments.

Access to the basement is via a fixed timber stair to the rear of the ground floor level. The basement is laid out in two distinct areas which are currently used for storage and staff tea prep areas.

- **GROUND FLOOR AND BASEMENT RETAIL UNIT**
- **POPULAR RETAILING LOCATION**
- **RENTAL £18,000**
- **NIA – 85.08 M² (916SQFT)**

VIEWING & FURTHER INFORMATION

By arrangement with letting agents:

J & E Shepherd
Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

Tel : (01224) 202800

Fax : (01224) 202802

www.shepherd.co.uk



ACCOMMODATION:

The subjects provide the following accommodation:-

| ACCOMMODATION | m ² | ft ² |
|----------------|----------------|-----------------|
| Ground Floor | 39.64 | 427 |
| Basement Floor | 45.44 | 489 |
| Total | 85.08 | 916 |

The abovementioned 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.

LEASE TERMS:

Our clients are seeking to lease the premises for a negotiable period on full repairing and insuring terms. Any medium to long term lease durations will be subject to periodic upward only rent review provisions.

RENTAL:

A rental of £18,000 is being sought. As is standard practice this will be payable quarterly in advance.

RATING:

The subjects are currently entered in the Valuation Roll at a Rateable Value of £6,100. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

VAT:

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

ENERGY PERFORMANCE CERTIFICATE:

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

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, Registration dues and the cost of obtaining landlord's consent.

ENTRY DATE:

Upon conclusion of legal missives.

VIEWING & OFFERS:

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



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