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## TO LET CITY CENTRE RETAIL UNIT WITH CLASS 1 USE



15 ROSEMOUNT VIADUCT  
ABERDEEN  
AB25 1NE

Viewing is strictly by  
arrangement with the sole  
letting agent.

Floor space:  
**222.90 sq m (2,399 sq ft)**

Contact:  
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#### Location:

The property is located in the City Centre on Rosemount Viaduct, a short distance away from Union Street, Aberdeen's main retail thoroughfare.

The subjects are prominently positioned on Rosemount Viaduct next to the junction connecting to Skene Street. Notable landmarks that draw in healthy footfall to the area include His Majesty's Theatre, Aberdeen Central Library, Aberdeen Art Gallery, Schoolhill and Union Terrace Gardens.

The surrounding area is primarily occupied by the retail and leisure sectors. Occupiers include: Gibson Opticians, Oxfam, Cancer Research UK, Zen 41, Sue Ryder, Rosemount Tattoo, Ellee's Hair Design and the Shack Coffee Shop.

The exact location of the premises can be shown on the street map above.

#### Description:

The subject comprises a mid-terraced retail unit within a substantial five storey building which appears to be of rendered concrete block construction, with a pitched roof, clad in slate tiles.

The subjects are split over two levels - ground floor and basement.

The ground floor benefits from exclusive frontage onto Rosemount Viaduct. The floor also has the advantage of a store room, small office and WC facilities located to the rear of the premises.

The basement level provides a large volume of storage space.

The subjects are well lit with both suspended strip bay lighting and spot lights. The large frontage provides a healthy level of natural light into the premises. The flooring on the ground level is wooden, whereas the basement is concrete.

The subjects are currently undergoing refurbishment. The walls are being repainted and shelving removed to leave a shell configuration. It is assumed that the premises will be refurbished to a condition allowing it to be let immediately.

#### Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following net internal floor areas derived:

<b>Ground Floor</b>	174.40 sq m	1,877 sq ft
<b>Basement</b>	48.50 sq m	522 sq ft
<b>Total</b>	<b>222.90 sq m</b>	<b>2,399 sq ft</b>

#### Rateable Value:

The property is entered in the current Valuation Roll with an NAV/RV of £20,000 effective from 1 April 2017.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

#### Lease Terms:

Our client is willing to consider flexible lease terms depending upon covenant strength. Any medium to long term lease will provide for periodic rent reviews.

#### Rent:

£24,000 per annum, payable quarterly in advance.

#### Entry:

Entry is available immediately, subject to concluding legal missives.

#### Energy Performance Certificate (EPC):

The subjects have an EPC Rating of E.

A copy of the EPC and Recommendation Report can be provided upon request.

#### VAT:

The Landlord is not VAT registered. Any prospective tenant must satisfy themselves as to the incidence of VAT in respect of any transaction.

#### Legal Costs:

In the normal manner, each party will be responsible for their own costs incurred in the transaction, however the ingoing tenant will be responsible for the LBTT and registration dues.

#### Viewing:

To arrange a viewing or for further information, please contact:

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AB10 1YL

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