



- Retail unit in a sought-after City centre location
- Main hairdressing room
- Staff area
- W.C
- Basement store
- Shared area at the rear

Viewing contact Peterkins
(01224) 428100

Ref: 43073/1

EPC: F

19 Bon Accord Terrace
Aberdeen AB11 6DP

Offers Over £70,000

peterkinssolicitors



description:

We are pleased to offer for sale this spacious shop which enjoys a sought-after City centre location just off Union Street. The shop forms part of a granite building and has a large retail frontage with a shared area to the rear of the building. Currently fitted out as a traditional hairdresser/barber with a staff/kitchen area and a W.C. In addition, there is a spacious basement store and a shared cupboard in the communal hall.

accounts:

Available to genuinely interested parties only through their professional representative.

location:

Bon-Accord Terrace is an exclusive busy street located just off Union Street. The property enjoys a great position in Aberdeen's vibrant City centre and is ideally placed to benefit from the numerous amenities on offer close by. These include a range of shopping facilities, restaurants, wine bars, leisure and recreational activities with private health club at hand, cultural pursuits with His Majesty's theatre, Music Hall and Art Gallery all within easy reach. The South Westerly aspect of the building encompasses views over the Bon Accord Terrace Gardens which are located directly opposite the property. The bus and railway stations are also readily accessible.

main shop area:

7.69mx4.08m Entered via a glazed door, the shop has a large window and is fitted with wash hand basins and wall mirrors.

There is a kitchen area to the rear of the shop and W.C. with a separate wash hand basin area.

An exclusive storage cupboard is located in the communal hallway and, in addition there is a large basement store.

outside:

There is a shared garden area at the rear of the building.

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All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.