

REFURBISHED RETAIL UNIT
IN CLOSE PROXIMITY TO UNION STREET AND THE WEST END





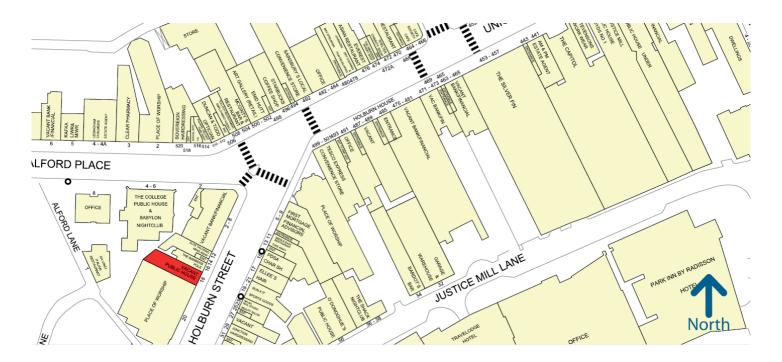
TO LET/MAY SELL

### 18 Holburn Street

Aberdeen, AB10 6BT | 94.77 sq.m (1,020 sq.ft)



## 18 HOLBURN STREET ABERDEEN, AB10 6BT



## REFURBISHED RETAIL UNIT IN CLOSE PROXIMITY TO UNION STREET AND THE WEST END

#### LOCATION

The subjects are located on the west side of Holburn Street in close proximity to Holburn Junction, leading to Union Street and the West End. Occupiers in the immediate vicinity include a mix of independent retailers, restaurants and cafes.

#### **DESCRIPTION**

The subjects comprise a well positioned and refurbished unit. The property forms part of the ground floor and basement of a four storey and basement building extended to the rear and with a modern shop front.

#### FLOOR AREAS

The following approximate net internal areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Ground Floor	73.24 sq.m	788 sq.ft
Basement	21.53 sq.m	232 sq.ft
Total	94.77 sq.m	1,020 sq.ft



#### 18 HOLBURN STREET

ABERDEEN, AB10 6BT





#### **RENT**

£15,000 per annum.

#### LEASE TERMS/SALE PRICE

Our client may consider a sale of the property, price on application.

#### RATEABLE VALUE

The Valuation Roll shows a Rateable Value of £15,000 effective 1 April 2017.

#### RATES DETAIL

Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

#### **FPC RATING**

The property holds an Energy Performance Rating of G. (236). A copy of the full Energy Performance Certificate and Recommendation Report is available from the letting agent.

# REFURBISHED RETAIL UNIT IN CLOSE PROXIMITY TO UNION STREET AND THE WEST END

#### VAT

The rent quoted is exclusive of VAT.

#### **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any LBTT and registration dues applicable.

#### **ENTRY**

By agreement and upon conclusion of legalities.

#### **VIEWING & OFFERS**

All offers should be submitted in writing to the sole agent.

#### **RICHARD NOBLE**

#### t. 01224 597528

e. richard.noble@fgburnett.co.uk

#### **DANIEL MITCHELL**

- t. 01224 597539
- e. daniel.mitchell@fgburnett.co.uk

**FGBURNETT.CO.UK** 

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright PU 100017316. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants where rents are above a certain level. Where this applies, a request for information will be made at the appropriate time.