



RETAIL PREMISES

- > POPULAR LOCATION TO WEST OF CITY
- > OFF STREET PARKING TO FRONT OF PREMISES
- > SIZE – 59.13 SQ.M (636 SQ. FT)
- > PRICE – OFFERS OVER £160,000

FOR SALE

324 NORTH DEESIDE ROAD, CULTS, ABERDEEN, AB15 9SE

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LOCATION

Cults is a highly desirable, picturesque suburb of Aberdeen which lies just 4 miles west of the city centre on Lower Deeside. Cults has achieved a reputation as one of the most sought after residential areas of Aberdeen.

Locally, there is a primary school and an award winning secondary school. The International School is also situated nearby at Pitfodels. Robert Gordon University is located approximately 1.5 miles to the east. Cults allows easy commuting to the City Centre, Aberdeen Airport, Dyce and Westhill via North Deeside Road (A93) itself which also connects the location to Royal Deeside, Bielside, Miltimber and Peterculter.

The location benefits from easy access to the Aberdeen Western Periphery Route (AWPR) which is just 3 miles to the west of the subjects.

The premises are located just off North Deeside Road and accordingly benefit from good levels of prominence and passing traffic. The location is well served with a mix of national and local operators to include Sainsburys, Tesco, Costa, Lloyds Pharmacy, Domino's and Subway.



DESCRIPTION

The subjects form a ground floor retail unit within a two storey, end terraced property of stone construction with a pitched and slate roof. The unit benefits from a large timber and glazed retail frontage with access via a pedestrian door of similar design.

Internally, the floors are of timber construction and carpeted. Walls are plasterboard and papered although within the rear prep room they are clad in wet wall sheeting. Ceilings are a mix of plasterboard and suspended acoustic tiled with lighting being a mix of spotlights and strip lights.

There is a tea prep area and a single wc are located with the premises.

ACCOMMODATION

	m ²	ft ²
Ground Floor	59.13	636

The above floor area has been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

PRICE

Offers over £160,000 is sought for our client's interest in the subjects.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £10,750 from April 2023.

100% Rates Relief will be available to qualifying tenants through Small Business Rates Relief Bonus Scheme with further information available upon request

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of 'G'

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

VAT

All rents, prices, premiums etc. are quoted exclusive of VAT.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the purchaser being responsible for any LBTT, registration dues etc.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN
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