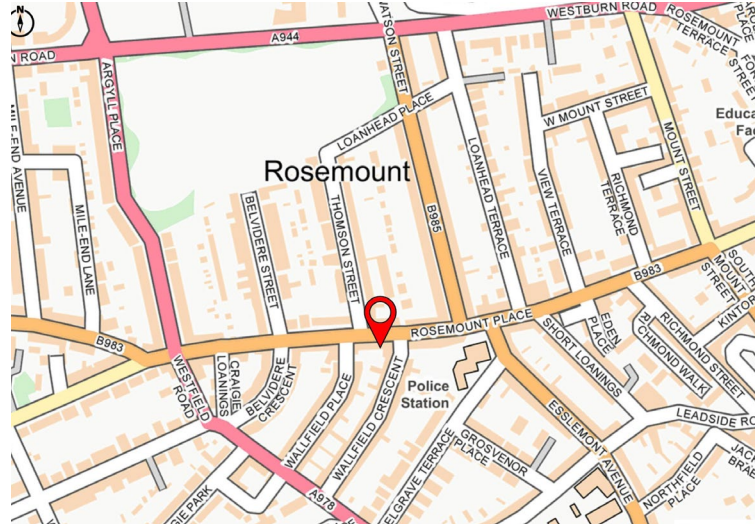




**213 Rosemount Place,  
Aberdeen, AB25 2XS**

**INVESTMENT SUMMARY**

- Small retail / café investment
- Located on the popular Rosemount Place
- Let at a rent of £9,600 per annum until 31/01/2028 (with tenant break option at 01/02/2026)
- Tenant has fitted out the premises.
- Offers over £95,000 exc VAT, reflecting a net initial yield of 9.93%



To arrange a viewing please contact:



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### LOCATION

The property is located on the prime south side of Rosemount Place, a popular suburban shopping/residential area which lies approximately 1 mile north of Aberdeen City Centre.

Nearby occupiers include: Rosemount Market, TaxAssist Accountants, Gourmet Cheese Co, Sharps and The Co-Op.

### DESCRIPTION

The property comprises part of the ground floor within a four story and basement building of granite construction with a slate covered roof. Internally, the premises have been fitted out as a café.

### ACCOMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following gross internal floor areas:

Property	Sq. m.	Sq. ft.
Total	50.07	539

### RATEABLE VALUE

The rateable value for the property is £8,500 which means it is well within the threshold for occupiers to benefit from 100% rate relief under the Small Business Bonus Scheme.

### TENURE

Heritable (Scottish Equivalent of Freehold)

### TENANCY

The property is let to Fearless Coffee Ltd on Full Repairing and Insuring (FRI) lease subject to a schedule of condition until 31 January 2028 at a rent of £9,600 per annum.

There is a tenant only break option on 1 February 2026 subject to three months prior written notice.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of D49.

### VAT

The property has been elected for VAT and it is anticipated that the sale will be treated as a Transfer of Going Concern.

### PROPOSAL

Offers over £95,000 excluding VAT are sought for our client's heritable interest in the building. A purchase at this level would show a net initial yield of 9.93% after deduction of purchaser's costs and LBTT.

### ANTI-MONEY LAUNDERING REGULATIONS

To comply with Anti-Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers which will at the minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of heads of terms.

### VIEWINGS & OFFERS

By prior arrangement with the sole selling agents, to whom all formal offers should be submitted in Scottish legal form.

### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2024