



19 Justice Street Aberdeen AB11 5HS

- Great location with good transport links around the city
- Net Internal Area: 62.55 sq. m (674 sq. ft)
- Ample on street parking for delivery vehicles
- · Fixtures and fittings included

LOCATION

The subjects are located on the north side of Justice Street, just 100 metres from the A956 and therefore benefits from excellent transport links around the city of Aberdeen. The subjects are located just a short walk from Union Street, which is Aberdeen's main retail thoroughfare. There is a healthy level of foot traffic on Justice Street, as it provides a direct link between Union Street and the beach boulevard. The surrounding area has a healthy mixture of commercial and residential, there are two substantial developments opposite named Marischal and Virginia Court which collectively have 156 flats within.

Surrounding occupiers include Justice Hair and Beauty, A&M Butchers and Siam Cottage.

DESCRIPTION

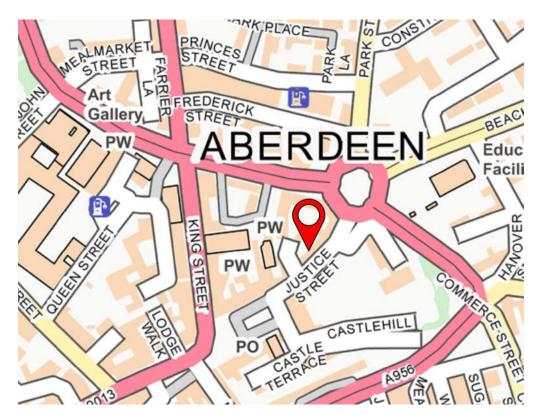
The subjects comprise a ground floor retail unit and benefits from large display windows facing Justice Street.

Internally, the property has been fitted for the purpose of its current use as a hot food takeaway. There is a customer waiting area and till as you enter, with a fully fitted kitchen to the rear with an extraction fan. The basement comprises ample storage and preparation space as well as a staff toilet.

ACCOMMODATION

The subjects have been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition)

ACCOMMODATION	SQ. M.	SQ. FT.
Ground Floor	26.32	283
Basement	36.33	391
Total	62.65	674



PRICE

\$90,000 - including premium for all fixtures and fittings

RATING:

The subjects are currently entered into the Valuation Roll as follows: Rateable Value – $\mathfrak{L}4,200$. The Uniform Business rate poundage for 2023/2024 is 49.8p in the \mathfrak{L} . An ingoing tenant may quality for 100% rates relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE (EPC):

The subjects have a current Energy Performance Certificate of G. Further details available on request.

VAT:

VAT is not applicable

LEGAL COSTS:

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

VIEWING:

To arrange a viewing or for further information, please contact the sole letting agents

To arrange a viewing please contact:



Euan Rolland Graduate Surveyor euan.rolland@g-s.co.uk 07825 875303



Emma Gilbert Surveyor emma.gilbert@g-s.co.uk 07717 441280

ANTI-MONEY LAUNDERING (AML) PROCESS

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IMPORTANT NOTICE

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- 6. Date of Publication: September 2023