

**RENT  
REDUCTION**

## TO LET - RETAIL

1 MOUNT STREET, ABERDEEN, AB25 2RA

- PROMINENT CORNER LOCATION WITHIN THE ROSEMOUNT AREA OF ABERDEEN
- NIA: 97.55 SQM (1,050 SQFT)
- REDUCED RENT OF £12,000 P.A EXCLUSIVE OF VAT



**DM HALL**  
CHARTERED SURVEYORS

Commercial Department  
4-5 Union Terrace, Aberdeen, AB10 1NJ  
01224 594172







## LOCATION

The property is located in the Rosemount area of Aberdeen, a short distance from the city centre.

Rosemount is a reasonably busy arterial route within the city and carries a high volume of passing traffic.

More specifically, the property is located on the east side of Mount Street at its junction with Rosemount Place. The area is a well established shopping location with a large residential population.

## DESCRIPTION

The property comprises a prominent corner retail shop of stone and slate construction.

Internally, the accommodation comprises painted plasterboard walls with a mixture of floor coverings. The ceiling is of suspended tile design with artificial lighting provided by fluorescent strip/spot. The property benefits from excellent display windows given the corner position.

The property is partially fitted out in connection with its former use as a pharmacy with some shop fittings remaining.

## ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas, measured on a net internal basis in accordance with the current edition of the RICS Code of Measuring Practice.

ACCOMMODATION	FLOOR AREA
Open sales area, office, WC	97.50 sqm (1,050 sqft)

## SERVICES

The property is served with mains electricity and water with drainage being to the main public sewer. There is no fixed heating.

## RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of £16,000.

The Uniform Business Rate for the year 2022/2023 is 49.8p in the £. Water and waste water rates are also payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G(140).

Full documentation is available upon request.

## LEASE TERMS

The property is available on full repairing and insuring terms.

## RENT

We are seeking a rent of £12,000 per annum.

## VAT

The property is not elected for VAT

## ENTRY

On conclusion of missives

## LEGAL COSTS

Each party will be responsible for their own legal costs. Any incoming tenant will be responsible for the payment of LBTT and registration dues.

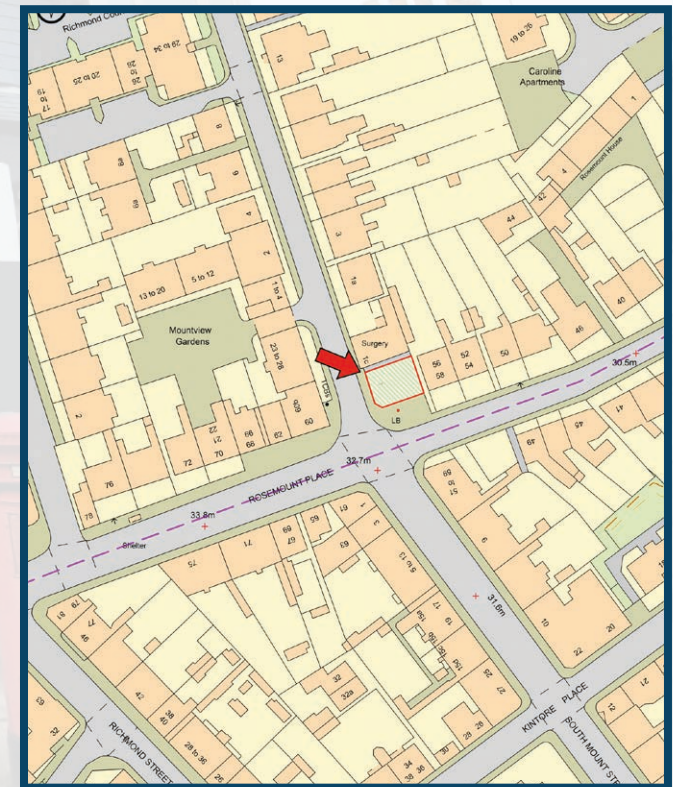
## OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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