

RENT
REDUCTION

DM HALL
CHARTERED SURVEYORS



TO LET

**FIRST FLOOR, 116 ROSEMOUNT
PLACE, ABERDEEN, AB25 2YW**

- LOCATED WITHIN THE POPULAR ROSEMOUNT AREA OF ABERDEEN
- NIA: 144.28 SQM (1,553 SQFT)
- £12,000 PER ANNUM
- SUITABLE FOR A VARIETY OF USES

LOCATION

The subjects are located within the Rosemount area of Aberdeen, a popular secondary retail location.

More specifically, the property lies on the corner of Rosemount Place and Loanhead Terrace.

Nearby occupiers include a mixture of local and national occupiers such as Sainsburys, Indigo Sun, Clan Cancer Charity, Homeguard Leasing and the Queen Vic public house.

DESCRIPTION

The subjects comprise a former church which has been converted to comprise three commercial units. The building is party two storey, part single storey in height and is of pointed stone construction with timber framed, multi-pitched roof over clad with slates.

Internally, the first floor is accessed by a communal hallway via the entrance from Rosemount Place.

The premises have most recently been used as a childrens activity centre and are currently classified for Class 10 (non-residential institution) use, however, a change of use was granted in September 2020 from Class 4 (business). As a result, we do not foresee any issues arising should the incoming occupier wish to apply for a change of use back to Class 4.

ACCOMMODATION / FLOOR AREAS

The property comprises open plan office space but would be suitable for a variety of alternative uses. The accommodation comprises:

Open plan office/activity space (10x10m), office (5x5m), meeting room (4x3m), 2 no. stores, kitchen, WCs, inc. disabled, shower room and attic store.

Total: 144.28 sq m (1,553 sq ft)

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

SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

Background space heating is provided via steel pressed radiators supplied by an electric boiler.

LEASE TERMS

The property is available to let on full repairing and insuring terms for a period to be agreed incorporating regular upward only rent reviews.

RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of £14,500.

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

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of F (96).

Full documentation is available upon request.

RENTAL

We are seeking £12,000 per annum (exc. VAT) on our client's behalf.

VAT

All prices quoted in this schedule are exclusive of VAT.

ENTRY

On conclusion of missives

OFFERS / VIEWING

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

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