

TO LET

TO BE
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Retail Unit

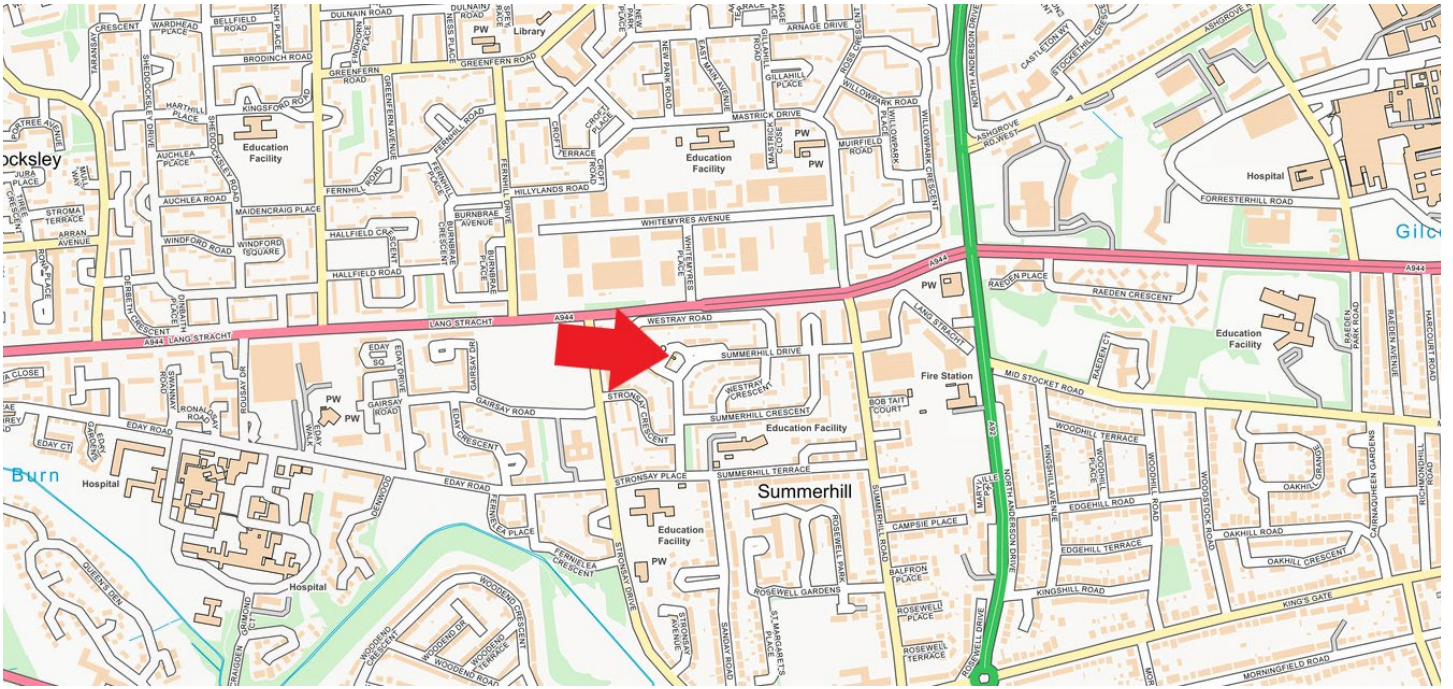
Aberdeen, 37 Summerhill Drive, AB15 6EQ

Net Internal Area: 38.17 sq m (410 sq ft)

- Neighbourhood Retail Location
- May be suitable for alternative uses
- Offers over £5,500 per annum

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LOCATION

The property is located in the Summerhill area of Aberdeen which is a mainly residential area approximately 3 miles northwest of Aberdeen city centre. More specifically the property is located within a neighbourhood parade of shops on the north side of Summerhill Drive.

Other occupiers within the parade include a local convenience store and barbers.

The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise a mid-terraced ground floor retail premises forming the ground floor of a 2-storey building of brick construction, part harled under a mansard style slated roof. A single storey extension is located at the rear. The upper floor of the building is in residential use and it is situated within a parade of five other similar units. On street parking is available at the front of the parade with private parking/loading bay area at the rear.

Internally the shop comprises sales area to the front with store room and wc at the rear. Service access is provided at the rear of the premises.

FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor	38.17 sq m	(410 sq ft)
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RENT

Offers over £5,500 per annum.

VAT

Any rent quoted is exclusive of VAT which may be applicable.

RATING ASSESSMENT

The valuation role shows a proposed rateable value of £3,800 with effect from 1st April 2023

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

The ingoing occupier may qualify for 100% relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

ENTRY

On conclusion of all legalities. Subject to obtaining vacant possession.

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The ingoing occupier will be responsible for payment of LBTT and registration dues if applicable.

OFFERS / VIEWING

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

Contact

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