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The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET

PROMINENT CITY CENTRE RETAIL UNIT



**229 ROSEMOUNT PLACE
ABERDEEN
AB25 2XS**

Viewing strictly by appointment with
the sole letting agent.

Floor Areas:
129.93 sqm (1,399 sq ft)

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Edinburgh
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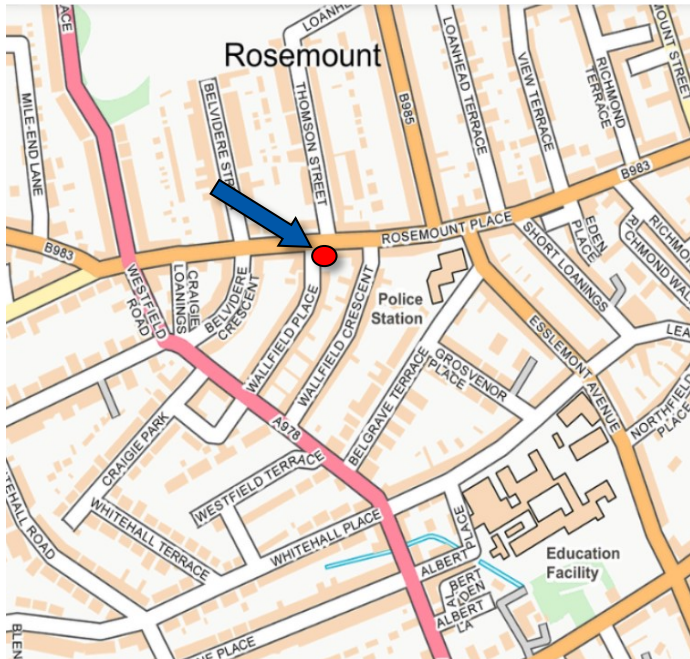
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Leeds
0113 243 6777

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020 7436 1212

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0161 249 9778



Location:

The subjects are prominently positioned on the north side of Rosemount Place, next to its junction with Wallfield Place and Thomson Street. The subjects attract healthy footfall as the surrounding area comprises a mixture of retail, residential and office uses whilst also being in close proximity to Aberdeen's City Centre.

Surrounding occupiers include; Co-op Food, Herds Butchers, Newton Property Management, Gourmet Cheese Co, Aberdeen Property Leasing and Rosie's Café.

The exact location is shown on the plan above.

Description:

The subjects comprise a ground floor retail unit with a basement contained within a four-storey end-terraced tenement.

The property is of granite construction with a pitched and slate covered roof. The premises benefits from a modern fully glazed frontage and a single recessed entrance door which faces onto Rosemount Place.

Internally, the ground floor accommodation benefits from an open plan sales area, a small office and w/c facilities which are located to the rear of the premises. The basement level provides additional space which can be utilised for storage purposes.

The subjects are well lit throughout, with both suspended strip bay lighting and spot lights. The large frontage also draws in a healthy level of natural light. The ground floor benefits from wooden flooring whereas the basement is concrete.

Service Charge:

It should be noted that any incoming tenant will be liable for a service charge for the upkeep of the building.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the approximate net internal areas, to be as follows:

Description	Sq m	Sq ft
Ground Floor	78.95	850
Basement	50.98	549

Rateable Value:

The new draft proposed Rateable Value of the subjects is **£12,000** (formerly £13,250) effective from 1 April 2023. Please note this is draft and may be subject to change under the ongoing Rating Revaluation.

The unit qualifies for **100% business rates relief** under the Small Business Bonus Scheme.

Lease Terms:

The properties will be available on full repairing and insuring terms.

Rent:

Upon application.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of G.

VAT:

We understand from our client that VAT is not payable on the rent.

Legal Costs:

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for LBTT and registration dues, where applicable.

Viewing & Further Information:

For further information or to arrange a viewing, please contact:

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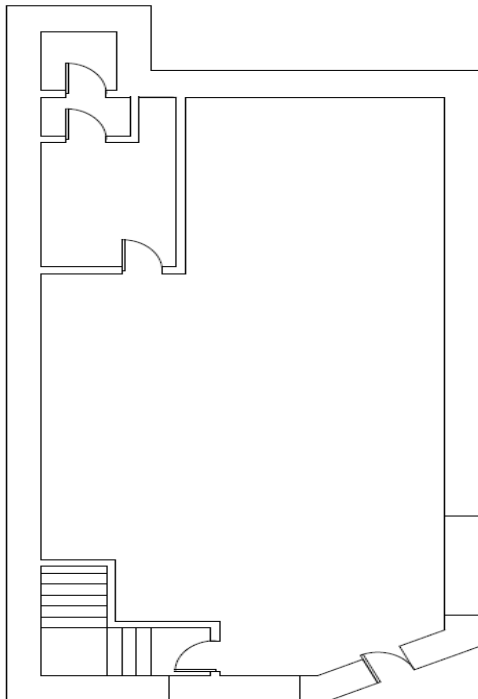
August 2022

Additional Photos:



Floor Plans:

Ground Floor -



Basement -

