

## RETAIL UNIT

- > PROMINENT CITY CENTRE LOCATION
- > RENTAL OF £8,000 PER ANNUM
- > IN CLOSE PROXIMITY TO ROSEMOUNT PLACE
- > NIA – 70.45 SQM (758 SQFT)
- > 100% RATES RELIEF MAY BE AVAILABLE TO QUALIFYING TENANTS



TO LET

**12 SOUTH MOUNT STREET, ABERDEEN, AB25 2TB**

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**LOCATION**

The subjects are located on the east side of South Mount Street at its junction with Kintore Place within the Rosemount area of Aberdeen, a short distance south of the popular Rosemount Place. In addition, the subjects are in relatively close proximity to Aberdeen City Centre. The surrounding occupiers are predominantly residential in nature although there are a small number of similar commercial units within the immediate vicinity such as Shampooches Cat & Dog grooming, Image Hair and Kut Loose.

There is no specific car parking pertaining to the property, however the surrounding area offers a good level of pay and display on-street car parking.

**RATING**

The subjects are currently entered into the Valuation Roll at a Rateable Value of £5,200. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

We would point out that 100% Rates Relief may be available to qualifying tenants and they should speak to the Local Authority in this regard.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects have a current Energy Performance Rating of 'TBC' Further information and a recommendation report is available to seriously interested parties on request.

**DESCRIPTION**

The subject property comprises an end terraced ground floor basement and retail unit. The property consists of a traditional granite construction with a timber pitched and slated roof over. The subject benefits from a timber and glazed display frontage and a recessed timber doorway to the front.

The accommodation is split to form retailing space on the ground floor which incorporates staff facilities to the rear of the subjects whilst a fixed timber stairwell leads to the basement which serves as a functional storage area.

Internally, at ground floor level the floor consists of a suspended timber design with vinyl covering and the majority of the walls are lined with timber panels. Lighting is afforded by the main retail frontages with artificial lighting present throughout via fluorescent lighting fitments. At basement level, the floor consists of a solid concrete floor whilst the walls and ceiling are lined with timber panels with a painted finish.

**LEASE TERMS**

Our client is seeking to assign their leasehold interest in the property. The property is currently held on a Full Repairing and Insuring lease, expiring August 2024 and the current passing rental is £8,000 per annum. Further details are available upon request.

**VAT**

All prices, premiums etc., are quoted exclusive of VAT.

**ACCOMMODATION**

The subjects provide the following accommodation.

ACCOMMODATION	SqM	SqFt
Ground Floor	40.56	437
Basement	29.89	322
<b>TOTAL</b>	<b>70.45</b>	<b>758</b>

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
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