



VIDEO
TOUR

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HOT FOOD TAKEAWAY

- > RENTAL - £12,000 PER ANNUM
- > SIZE – 91.70 SQM. (987 SQFT.)
- > HIGHLY VISIBLE LOCATION
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS

TO LET

156 GREAT NORTHERN ROAD, ABERDEEN, AB24 2BE

CONTACT: Shona Boyd, shona.boyd@shepherd.co.uk, www.shepherd.co.uk, 01224 202800



Hot Food Takeaway Unit To Let

LOCATION

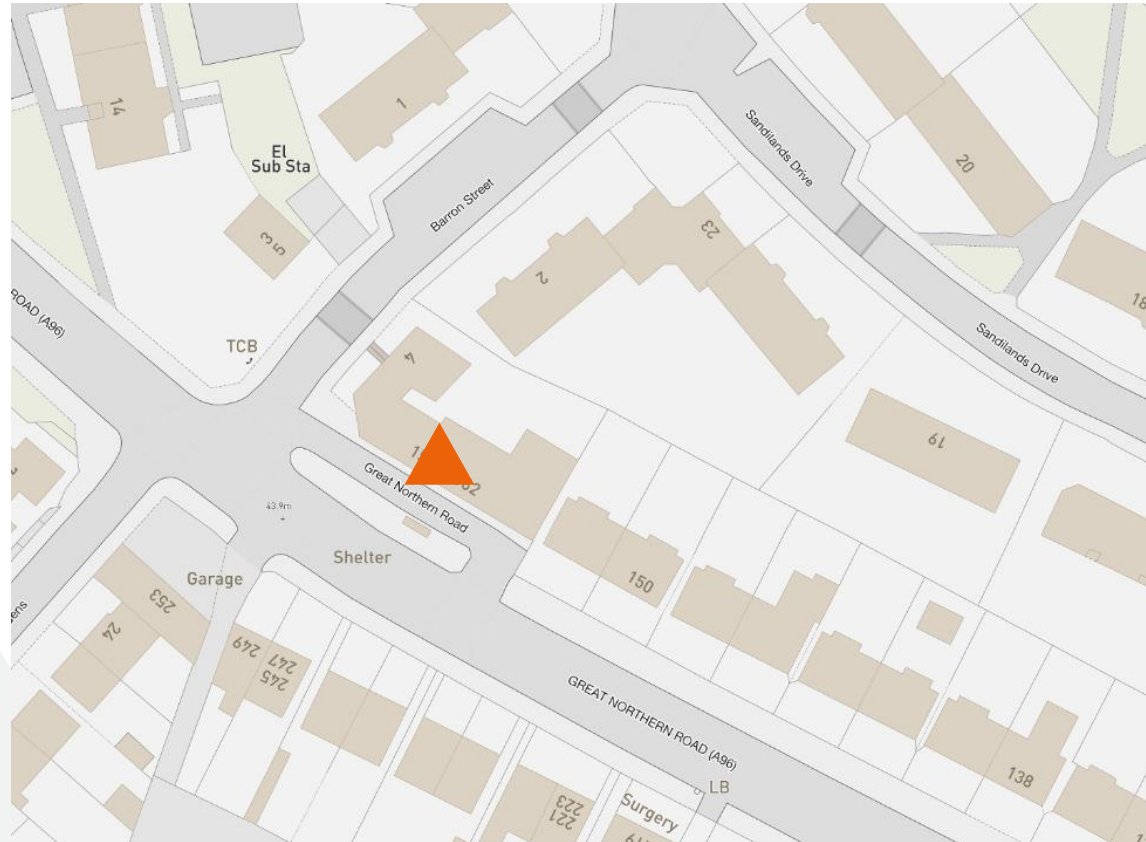
The subjects are located on the north side of Great Northern Road, in Aberdeen. The property is situated on the A96 and therefore benefits from excellent visibility from daily passing traffic. The unit is in a prominent location along an established shopping parade. The surrounding area is a healthy mix of residential and commercial use. Other commercial occupiers include Premier Convenience, Farmfoods and Chopsticks.

DESCRIPTION

The subjects comprise the ground floor and basement of a single storey terraced building. The property benefits from an attractive double window frontage providing good levels of natural light, with a recessed entrance door.

Internally, the property is fitted out as a fish and chip shop. The front of the unit provides a serving counter, completed with fryers and a display unit. The flooring at the front of the property is completed with tiles, with the walls being wooden style panels. Artificial light from ceiling panel fittings. A partition separates the frontage from food prep and W.C facilities to the rear. The basement features a chill room, and provides further accommodation suitable for food prep operations.

The premises provides an excellent opportunity for immediate operation as a takeaway unit, with all fixtures and fittings available to be included in the rental.



ACCOMMODATION

ACCOMMODATION	SqM	SqFt
Ground Floor	45.49	490
Basement	46.22	497
Total	91.70	987

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

RENTAL & LEASE TERMS

£12,000 Per Annum.

The accommodation is available on the basis of a New Full Repairing and Insuring Lease of negotiable duration

RATING

The subjects will have a Rateable Value of £8,300, effective from April 1st 2023.

100% Small Business Rates relief will be available to qualifying occupiers, with further information available on request.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of 'G'. Further information and a recommendation report are available to seriously interested parties upon request

VAT

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

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues, etc.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN
 Shona Boyd, shona.boyd@shepherd.co.uk, 01224 202800

www.shepherd.co.uk



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