

RETAIL/OFFICE PREMISES

- > CLASS 1A CONSENT
- > ATTRACTIVE WEST END LOCATION
- > FLOOR AREA – 126.2 SQM (1,358 SQFT)
- > 4 CAR PARKING SPACES
- > RENTAL - £30,000 PER ANNUM



TO LET

15A VICTORIA STREET, ABERDEEN, AB10 1XB

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LOCATION

The subjects are located on the corner of Victoria Street and Thistle Street within the West End area of the City. The location is mixed use in nature with retail, office, leisure and residential uses all being situated within the area. In addition, Union Street, the City's main retail and commercial thoroughfare is only a short distance from the premises

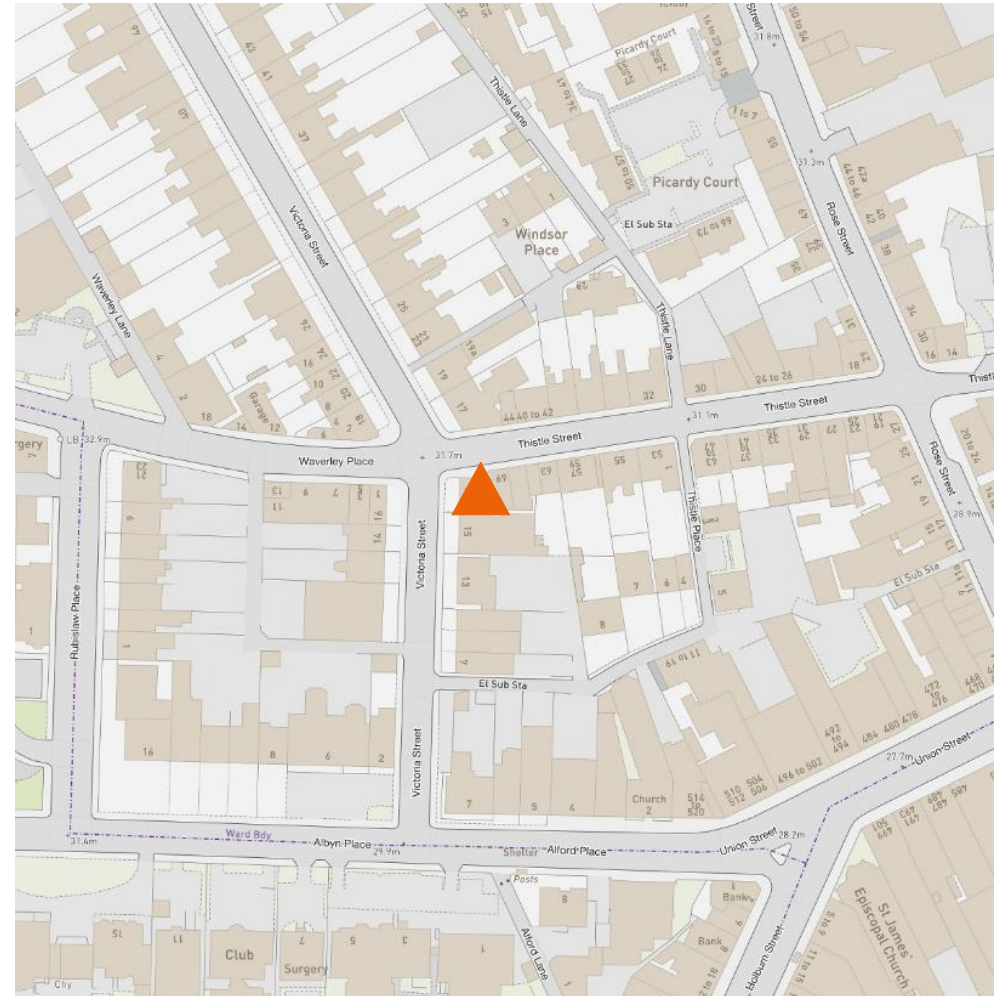
DESCRIPTION

The property comprises an end terraced building of traditional granite and slate construction arranged over two levels. The premises benefit from good street frontage with two separate entrances and a large display window with signage above.

Internally the premises are presented for dentist use and comprise of cellular accommodation along with associated w.c. and kitchen facilities. The subjects are finished to a good standard with heating provided by way of a gas central heating system.

CAR PARKING

4 dedicated car parking spaces are associated with the building.



ACCOMMODATION

	M²	ft²
Ground Floor	62.9	677
First Floor	63.3	681
TOTAL	126.2	1,358

The above-mentioned floor areas are calculated on a net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

LEASE TERMS AND RENTAL

The premises are available on the basis of an assignation of a Full Repairing and Insuring lease subject to a schedule of condition expiring 14th September 2032 subject to tenant only break options on the 7th and 10th anniversaries of the date of entry.

The rent passing is £30,000 per annum exclusive of VAT and subject to an upward only rent review during on 14th September 2027.

A new lease may be available from the landlord with further information available upon request.

RATING

The subjects are currently entered into the Valuation Roll at £21,250.

An ingoing tenant will have the opportunity to appeal this figure.

ENERGY PERFORMANCE CERTIFICATE

Further information and a recommendation report is available to seriously interested parties on request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

ENTRY DATE

Upon conclusion of Legal Missives.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues, the cost of obtaining landlord’s consent and LBTT where applicable.



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

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www.shepherd.co.uk

