

RETAIL/CAFÉ PREMISES

- > PROMINENT WEST END LOCATION
- > SIZE – 57.87 SQM (623 SQFT)
- > RENTAL – £18,000 PER ANNUM
- > SUITABLE FOR A RANGE OF COMMERCIAL USES

TO LET

33-35 FOUNTAINHALL ROAD, ABERDEEN AB15 4EW

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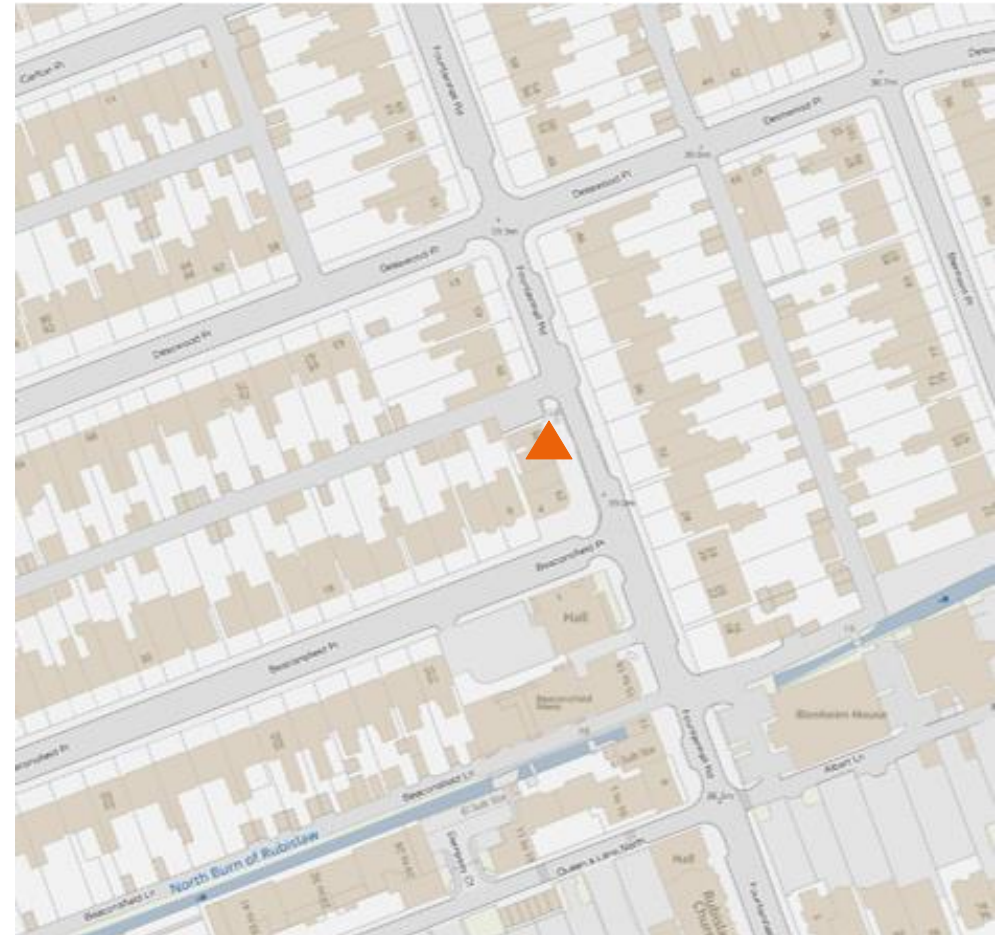
LOCATION

The subjects are situated on the west side of Fountainhall Road, at its junction with Beaconsfield place. The subjects are within a well-established and sought after residential location, a short distance north of Queens Road, within the west end of the city. The subjects are located within a small parade of commercial units with occupiers including Anderson & Spence Pharmacy and Fountainhall wines. There is also a church and co-op within the vicinity.

DESCRIPTION

The premises comprise a detached single storey building of traditional pointed granite construction, with a mono-pitched felt roof over. At present the subjects feature two doorways at the front of the property for pedestrian access. The subjects benefit from glazed window displays across the building with windows above each doorway which is suitable for featuring advertisement/signage. The units are adjoined internally, at the rear of the premises only.

Internally, to the left-hand side of the unit, the subjects comprise a customer serving counter and sales accommodation to the front of the property, with kitchen facilities partitioned to the rear. To the right-hand side of the unit, this section provides open plan accommodation which would be suitable for customer seating, to compliment the kitchen and hospitality facilities the property can provide. The premises would, however, be suitable for a range of commercial uses/ The unit is similarly finished throughout featuring lino floors across the property and painted plasterboard walls and ceilings. Artificial lighting is provided by a mix of spotlights and fluorescent strip lights, with natural light via the window displays.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
No. 33	29.94	322
No. 35	27.93	301
Total	57.87	623

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).

RENTAL

£18,000 Per Annum.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of " "

Further information and a recommendations report are available to seriously interested parties upon request.

LEGAL COSTS

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

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £13,750 per annum.

The subjects would therefore qualify for 56.25% small business rates relief should a qualifying occupier be identified.

VAT

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



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen AB15 4ZN
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