

RETAIL PREMISES

- > SIZE – 38.20 SQM (411 SQFT)
- > RENTAL – £11,000 PER ANNUM
- > LOCATED IN A WELL-ESTABLISHED RETAILING LOCATION
- > 100% RATES RELIEF AVAILABLE FOR QUALIFYING APPLICANTS

TO LET

110 ROSEMOUNT PLACE, ABERDEEN, AB25 2YW

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



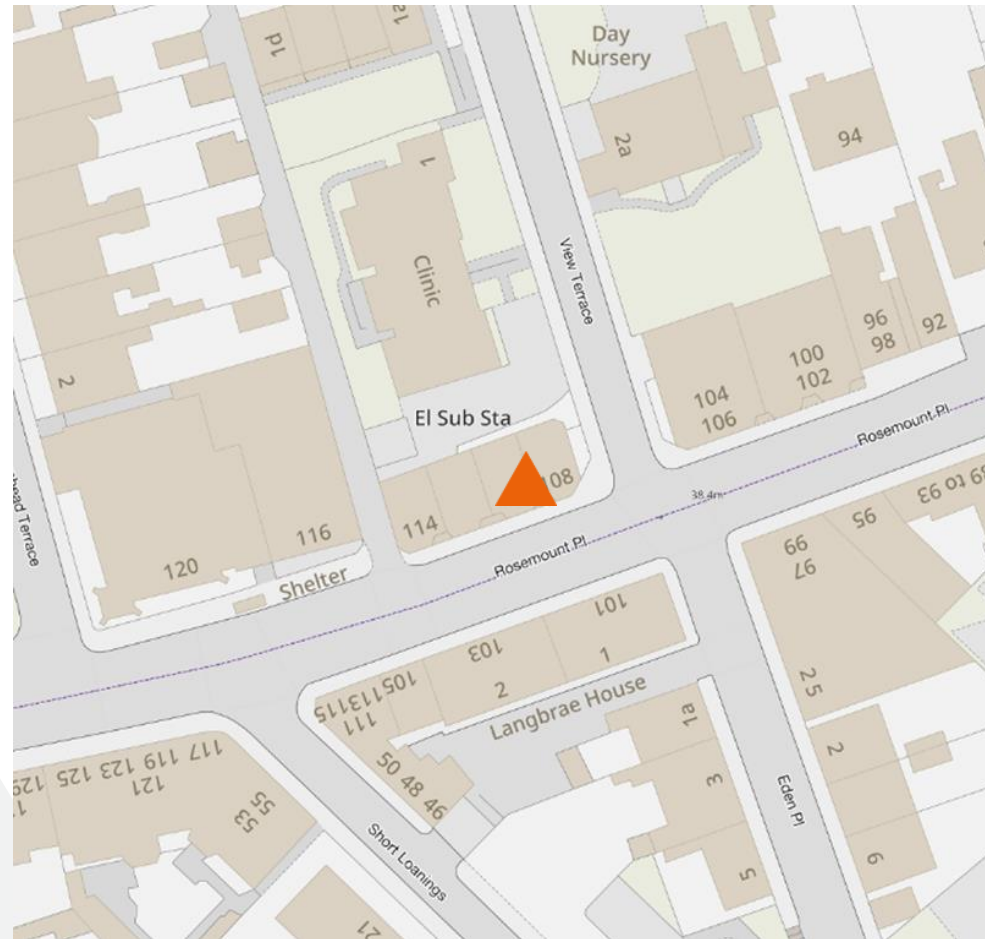
LOCATION

The subjects are located on the north side of Rosemount Place. The Rosemount area of Aberdeen forms an established retailing location, a short distance to the northwest of the city centre, where surrounding occupiers are a mix of commercial and residential in nature. The unit is set within a parade of commercial properties, with other occupiers including Panda Valley, Curry Mount and Hendrix Hair.

DESCRIPTION

The subjects comprise a mid-terraced ground floor retail unit contained within a single storey retail parade, with a pitched and slate roof over. Pedestrian access is via a recessed glazed timber doorway.

Internally the subjects comprise an open plan retail unit with tea prep and W.C facilities to the rear. The property features laminated flooring with acoustic tile ceilings. Artificial lighting is provided by way of ceiling mounted LED panels. The unit has most recently been used as a hairdressers but would be suitable for a range of retail and professional service uses.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Total	38.20	411

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

£11,000 Per Annum

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of "G"

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 £8,400 per annum.

The subjects would therefore qualify for 100% 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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