Ryden

FOR SALE (MAY LET)

CITY CENTRE RETAIL SHOWROOM

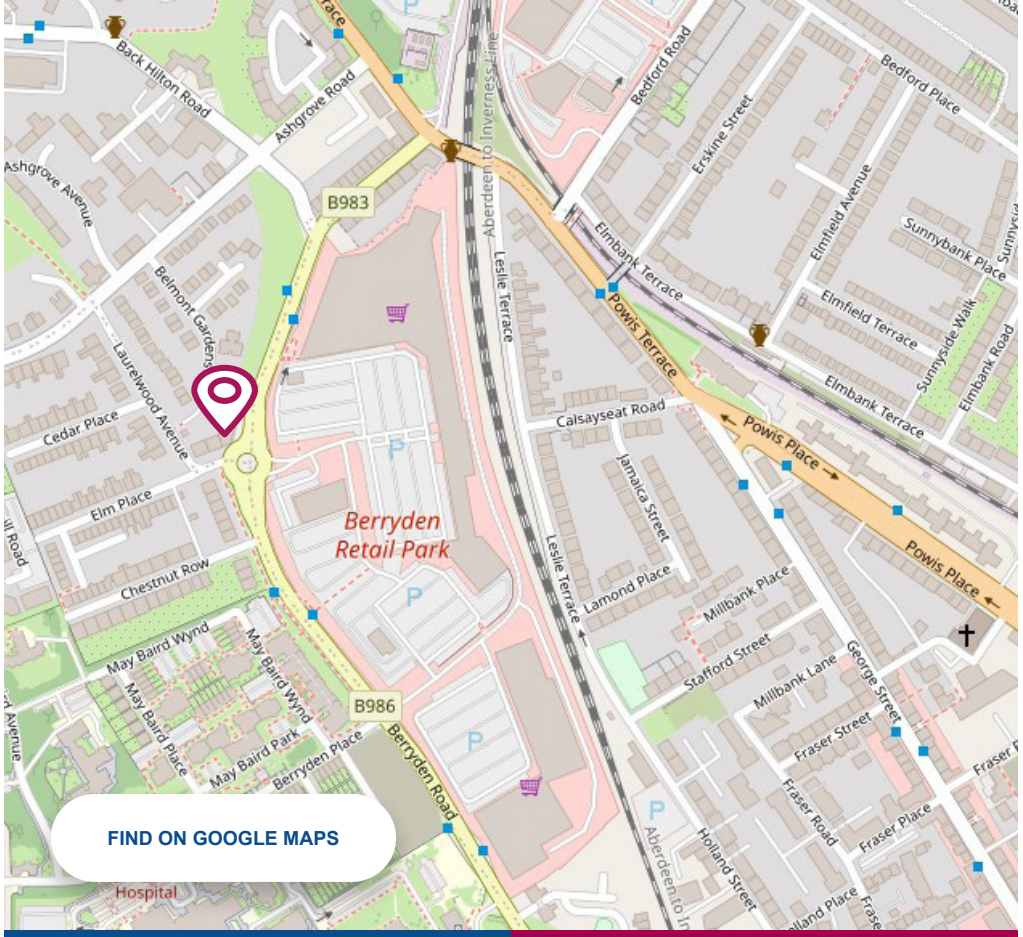
138 SQ M (1,485 SQ FT)



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103 BERRYDEN ROAD
ABERDEEN
AB25 3SJ

- OPEN PLAN SALES AREA WITH STORAGE & STAFF FACILITIES
- THE PROPERTY FACES THE ENTRANCE TO THE CENTREPOINT RETAIL PARK
- GLAZED SHOP FRONT FACING BERRYDEN ROAD



THE SUBJECTS ARE LOCATED A MILE FROM ABERDEEN CITY CENTRE

LOCATION

The subject property is located a mile from Aberdeen City Centre at the Berryden roundabout. The property is where Elm Place meets Berryden Road and faces the entrance to the Centrepoint Retail Park which is anchored by Sainsbury's/ Argos, Poundland and Harry Cory.

DESCRIPTION

The subjects comprise the ground floor and basement of a mid-tenement, three storey building of traditional granite construction held under a pitched slate roof. There is a glazed shop front with a fascia board above and a return frontage to Berryden Road and Elm Place. The main access into the subjects is taken from Berryden Road via a glazed pedestrian door. Internally, the subject property has been configured to provide an open plan sales area at ground floor level, with storage accommodation and staff facilities at lower ground level.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	83.2	895
BASEMENT	54.8	590
TOTAL	138.0	1,485

PRICE / RENT

On application.

EPC

The subjects have an EPC Rating of ? A fully copy of the EPC and Recommendations Report can be provided upon request.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £8,400 effective from 1 April 2023.

ENTRY

Upon agreement.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.







TO LET

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(1,485 SQ FT)



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ABERDEEN
AB25 3SJ

GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identif ying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. © Ryden LLP. Details of Ryden can be viewed on our website www.ryden.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranties are made by Ryden as to its accuracy or completeness and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecast and opinions for any other purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by Ryden or any of its members, partners, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provision of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. **March 2026**