Ryden

TO LET

TRADE COUNTER UNIT WITH OFFICES & CAR PARKING

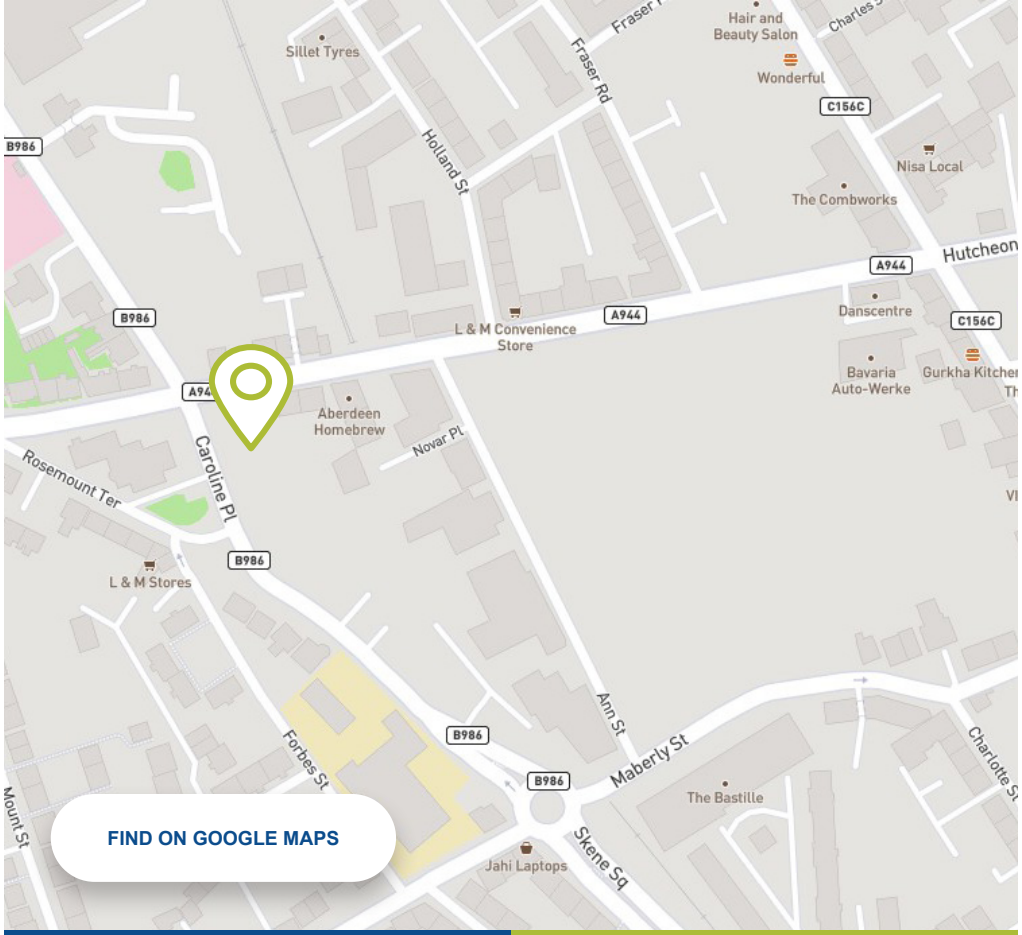
579.84 SQ M (6,183 SQ FT)



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UNIT A
80 SKENE SQUARE
ABERDEEN
AB25 2UL

- FITTED HAIRDRESSING & NAIL SALON
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING
- AVAILABLE IMMEDIATELY



THE PROPERTY IS WELL LOCATED FOR ACCESS TO THE **CITY CENTRE**

LOCATION

The subjects are located in a prominent roadside position on the northside of Skene Square. The property is well located for access to the city centre and King Street, Great Northern Road and Westburn Road, whilst also affording access to the north and west of the city.

DESCRIPTION

The subjects comprise a detached industrial unit of steel portal frame and blockwork construction. The unit is clad in steel profile sheeting.

The warehouse offers an open plan trade counter provision, benefitting from Cat 2 lighting, translucent light panels, 3 phase power, electric panel heating and a mixture of different flooring - carpet, vinyl and wooden. The warehouse also benefits from stores, a tea prep area and WC facilities.

The first floor of the unit provides additional floor space which could be utilised as office accommodation.

Externally, there is a tarmac car park to the front of the premises which allows for both staff and visitor parking.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area basis (GIA) and extend to the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR OFFICE	124.08	1,336
FIRST FLOOR OFFICE	81.28	875
WORKSHOP	374.48	3,972
TOTAL	579.84	6,183

RENT

Upon application.

All rents will be exclusive of VAT and payable quarterly in advance.

LEASE TERMS

Our client is seeking to lease the premises on a Full Repairing and Insuring basis for a period to be agreed. Any medium/ long term lease would provide for periodic upward only rent reviews.

EPC

The subjects have an EPC Rating of E.

A copy of the EPC and Recommendation Report can be provided upon request.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £23,000 effective from 1 April 2023.

MANAGEMENT FEE

It should be noted that any ingoing tenant will be liable for a management fee for the upkeep of the estate.

VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

LEGAL COSTS

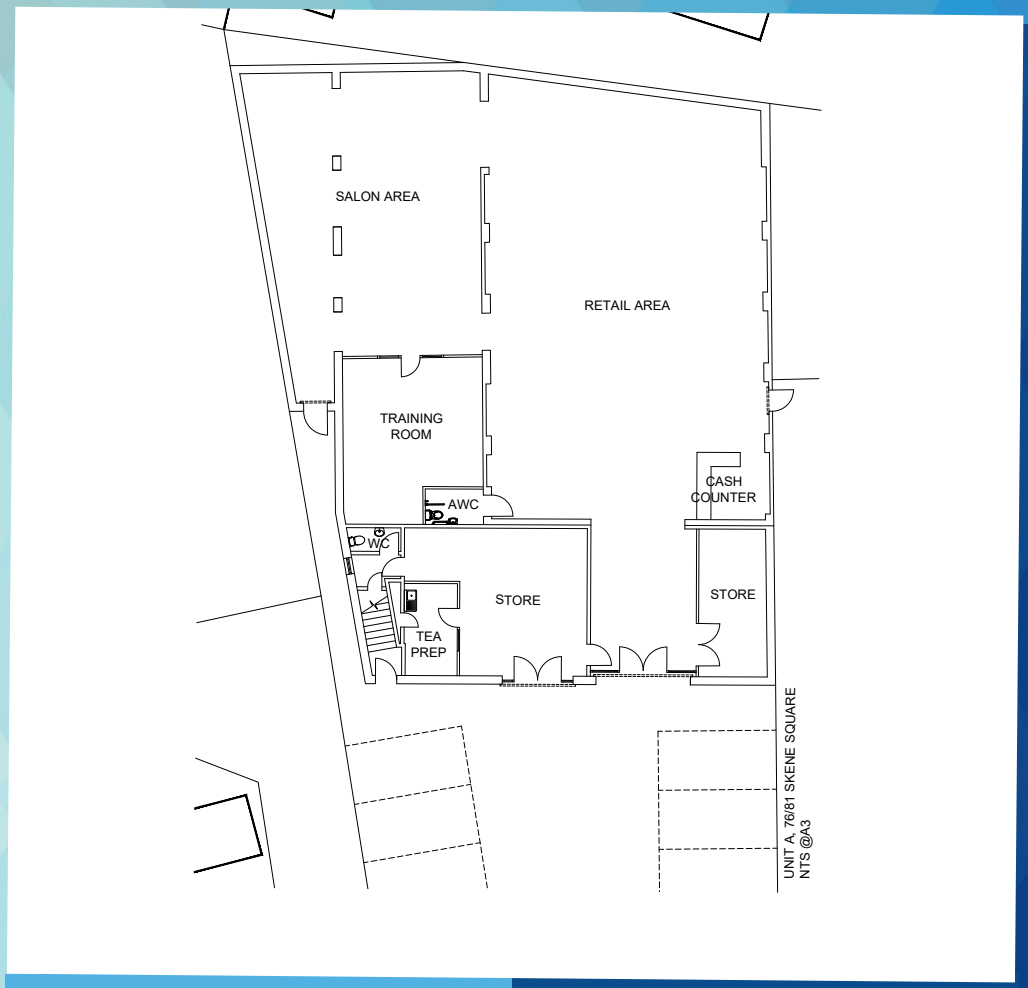
Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.




BEAUTY
NAILS
HAIR
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FIRE EXIT
+ serumology







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(6,183 SQ FT)

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 is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspect ion or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **May 2026**