

TO LET

Retail Premises

City Centre location

Suitable for a variety of commercial units

Size: 55 SQM (592 sqft)

Rental: £6,000 pa



WHAT 3 WORDS

4 ASHVALE PLACE, ABERDEEN, AB10 6BX

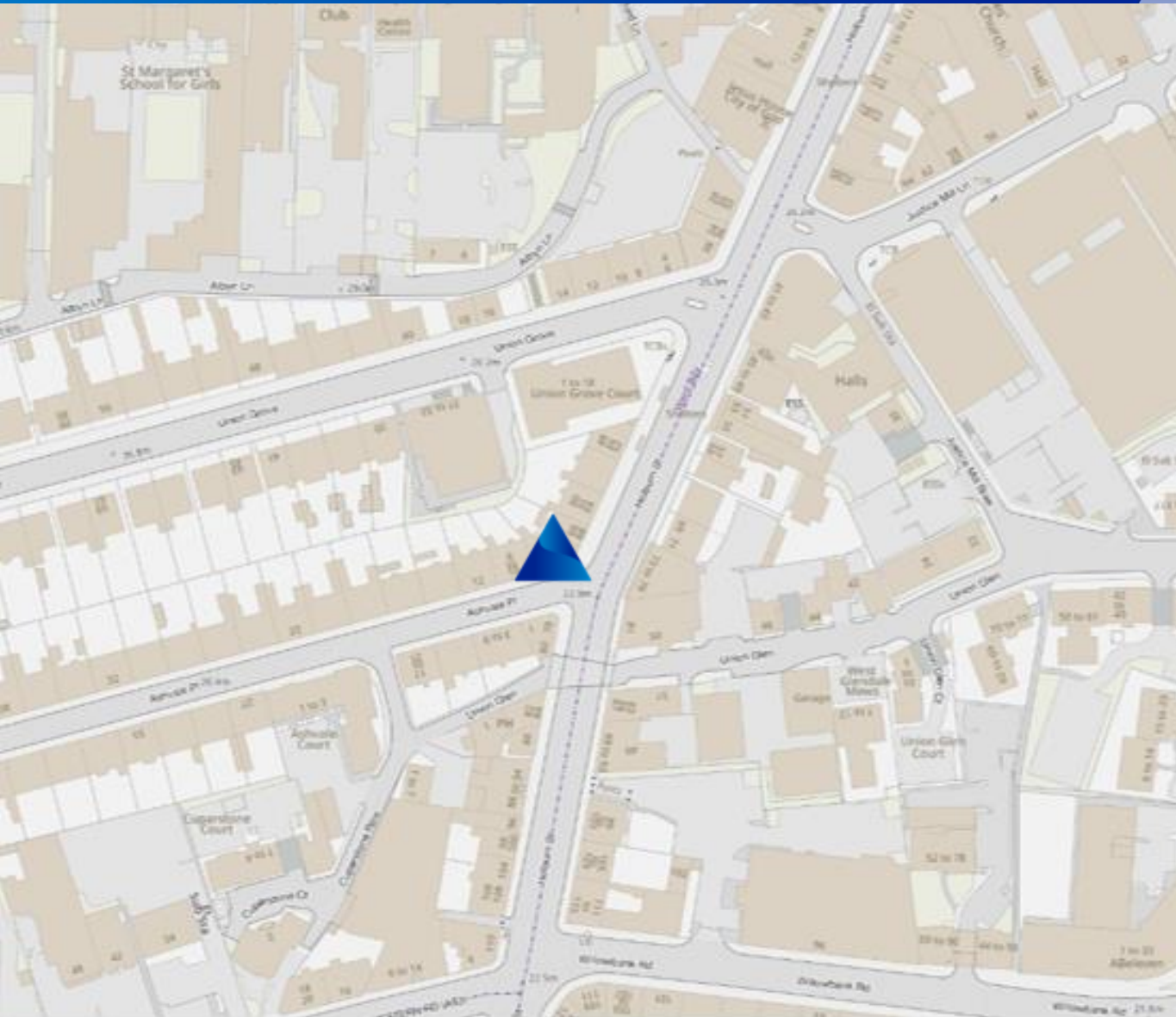
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Euan Scott | euan.scott@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

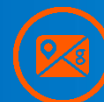
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The premises are located on Ashvale Place at its junction with Holburn Street.

Holburn Street is one the main arterial roads in and out the city centre to the south, as a consequence the subjects benefit from excellent public and private transport links. This busy throughfare comprises a mix of commercial and residential uses. Commercial occupiers within the vicinity include Indigo Sun, Sainsburys, and Decidedly Dogs.

Prominent Retail unit



FIND ON GOOGLE MAPS



Description

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The subjects comprise a ground floor retail unit contained within a traditional granite and slate building.

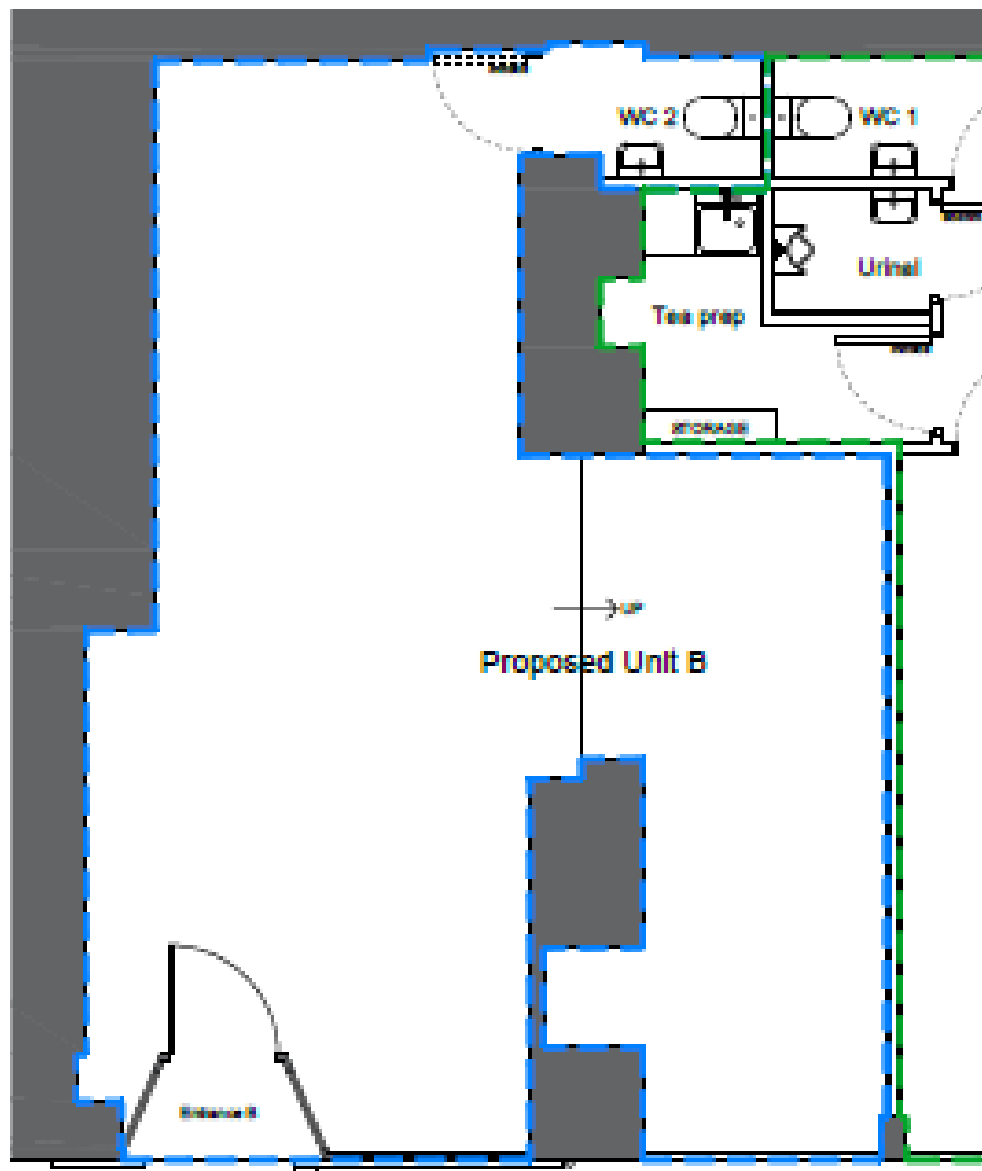
The property benefits from a large display window and customer entrance from street level with display facia above.

Internally, the subjects provide open plan sales area with a w.c. proposed to the rear.

Accommodation

	m ²	ft ²
Ground Floor	55	592

The above floor area has been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Ground Floor Plan

Scale: 1:50 on A1



Rental

£6,000 per annum is sought.

Lease Terms

The subjects are available on the basis of a new Full Repairing and Insuring Lease of negotiable duration.

Rateable Value

The subjects are currently entered in the Valuation Roll as part of a larger entry and will require to be re-assessed upon occupation.

Indicative figures can be provided upon request.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate

Rating of B.

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.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant being responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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