FOR SALE

Prominent corner retail unit

- Popular location within Rosemount
- Small business rates relief available
- Ground Floor – 49.95 SQM (538 SQFT)
- Basement – 35.83 SQM (386 SQFT)
- Price – £85,000

WHAT 3 WORDS

83 ROSEMOUNT PLACE, ABERDEEN, AB25 2YE

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Location

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The subjects are located on a prominent corner on the south side of Rosemount Place, at its junction with Richmond Street. Rosemount Place is a popular retailing thoroughfare serving a strong residential area and is located a short distance north of the city centre.

In addition, the west end office area is also in close proximity further enhancing the footfall of the street and accordingly the location is popular to both local and national operators.

Surrounding occupiers are in a mix of retail at ground floor with predominantly residential usage at upper levels.

Commercial occupiers within the immediate vicinity include The Richmond Street Deli, Komandor, and a Sainsbury's Local.

Prominent corner retail unit

FIND ON GOOGLE MAPS

Description

The subjects comprise the ground floor and basement within a three storey, attic and basement tenement building. The subjects are of granite construction with a pitched slate roof over, incorporating dormer projections. The property benefits from good visibility and a timber framed and glazed return frontage to Rosemount Place and Richmond Street with access provided via a corner pedestrian doorway.

Internally, the ground floor provides open plan retail space finished by way of a suspended timber floor overlaid in carpet, painted plasterboard lined walls, and a suspended ceiling grid over incorporating in-built and LED lighting. To the rear, a fixed metal staircase leads to the basement level which offers storage, tea prep facilities, and a WC.

Accommodation

	m^2	ft^2
Ground Floor	49.95	538
Basement	35.83	386
TOTAL	**85.78**	**923**

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

The Detail

Price

£85,000 exclusive of VAT is sought for our client's interest in the premises.

Rateable Value

The property is currently entered into the valuation roll at a rateable value of £9,800.

The subjects are entered into the Draft 2026 Valuation Roll at £9,800.

12 months rates free may be available under the fresh start rates relief scheme with further information available upon request.

Energy Performance Certificate

The subjects currently have an EPC rating of 'B'.

Further information and a recommendations report are available to seriously interested parties upon 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 purchaser/tenant will be 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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