

TO LET/FOR SALE

Retail Unit

- Prominent corner location
- Suitable for a variety of uses
- Size: 276 SQM (1,901 SQFT)
- Rental: £15,000 per annum
- Price: £140,000

FIND ON GOOGLE MAPS

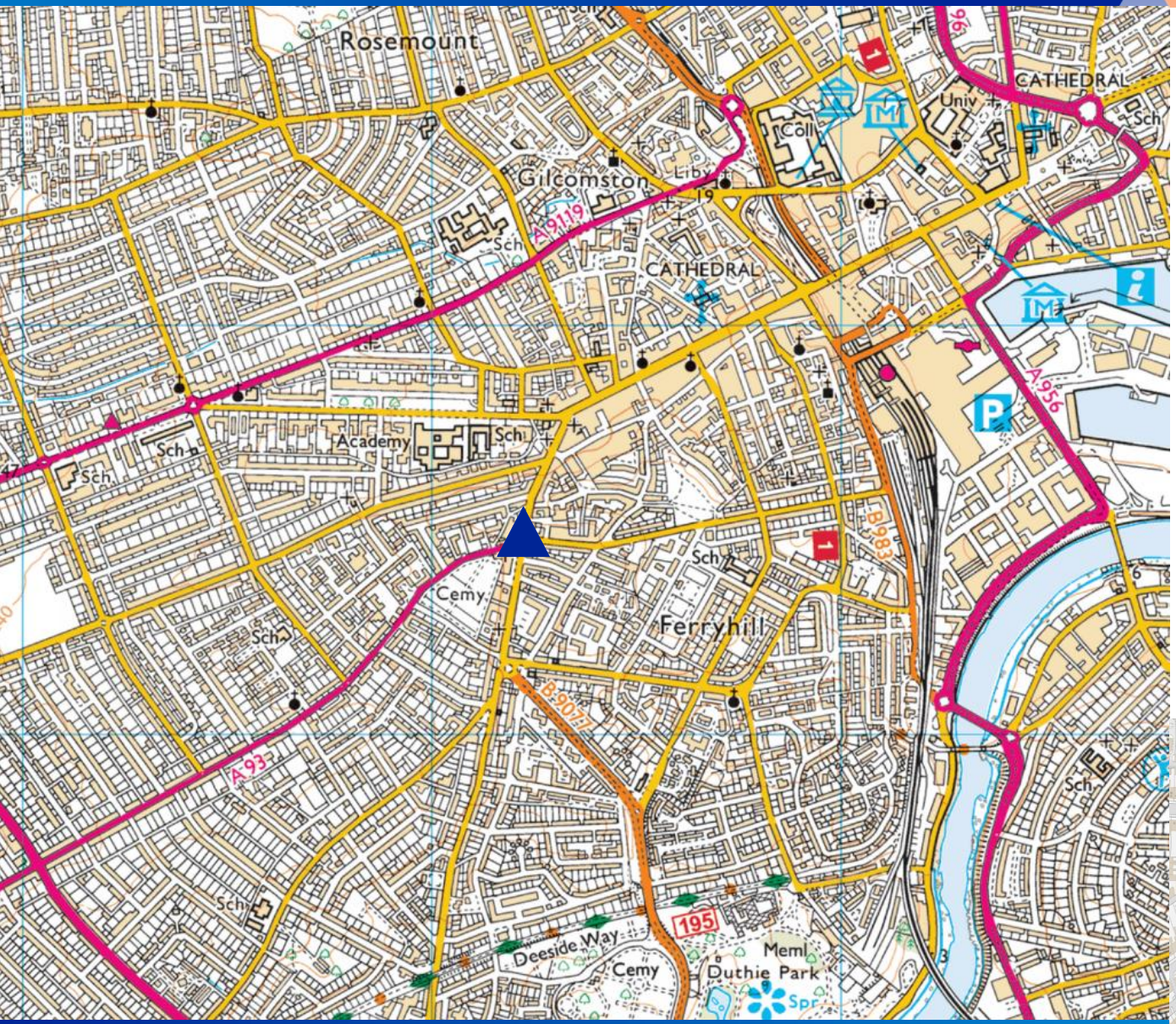
117-121 HOLBURN STREET, ABERDEEN, AB10 6BP

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Location

117-121 HOLBURN STREET, ABERDEEN, AB10 6BP



The subjects are located on Holburn Street at its junction with Willowbank Road just a short distance south of Union Street. Due to the prominent location of the unit and being situated at traffic lights of Great Western Road, Holburn Street and Willowbank Road there is a high level of passing vehicular and pedestrian traffic.

Surrounding commercial occupiers include Sainsbury's local, Indigo Sun and The Adams Lounge.



City Centre Retail Unit

Description









The subjects comprise a ground floor and basement retail unit situated within a traditional corner terraced four storey tenement block with residential on the upper floors of granite construction with a pitched and slate roof over. The accommodation has been laid out to provide a retail area, 2 private offices, kitchen, toilet and basement storage.

The subjects benefit from three large display windows which predominantly front Holburn Street but with a return to Willowbank Road.

Internally the ground floor has a suspended timber floor overlaid in a mixture of laminate and vinyl. The walls have been lined in plasterboard and an acoustic suspended ceiling with LED lighting has been installed. To the rear is a small kitchen area along with a W.C.

Accommodation

	m^2	ft^2
Ground Floor	**95.41**	**1,027**
Basement	**81.19**	**874**
Total	**176.6**	**1,901**

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

Rental

£15,000 per annum is sought. As is standard practice this will be payable quarterly in advance.

Lease terms

Our clients are seeking to lease the premises for a negotiable period on full repairing and insuring terms. Any medium to long term lease durations will be subject to upward only rent review provisions.

Price

£140,000 exclusive of VAT is sought for our client's interest in the premises.

Rateable Value

The subjects are currently entered into the Valuation roll as at 1st April 2026 at £17,000

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

Rates Relief may be available with further information available upon request.

Energy Performance Certificate

A recommendation report is available to seriously interested parties upon request.

VAT

All rents, prices, premiums etc., are quoted exclusive of VAT.

Entry

Immediate entry available.

Legal costs

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues, etc.

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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