

TO LET

Retail Premises

Prominent position in popular
Rosemount neighbourhood

Suitable for a variety of uses

Size: 89.50 SQM (963 SQFT)

Rental: £13,000 per annum



WHAT 3 WORDS



66-68 ESSLEMONT AVENUE, ABERDEEN, AB25 1SR

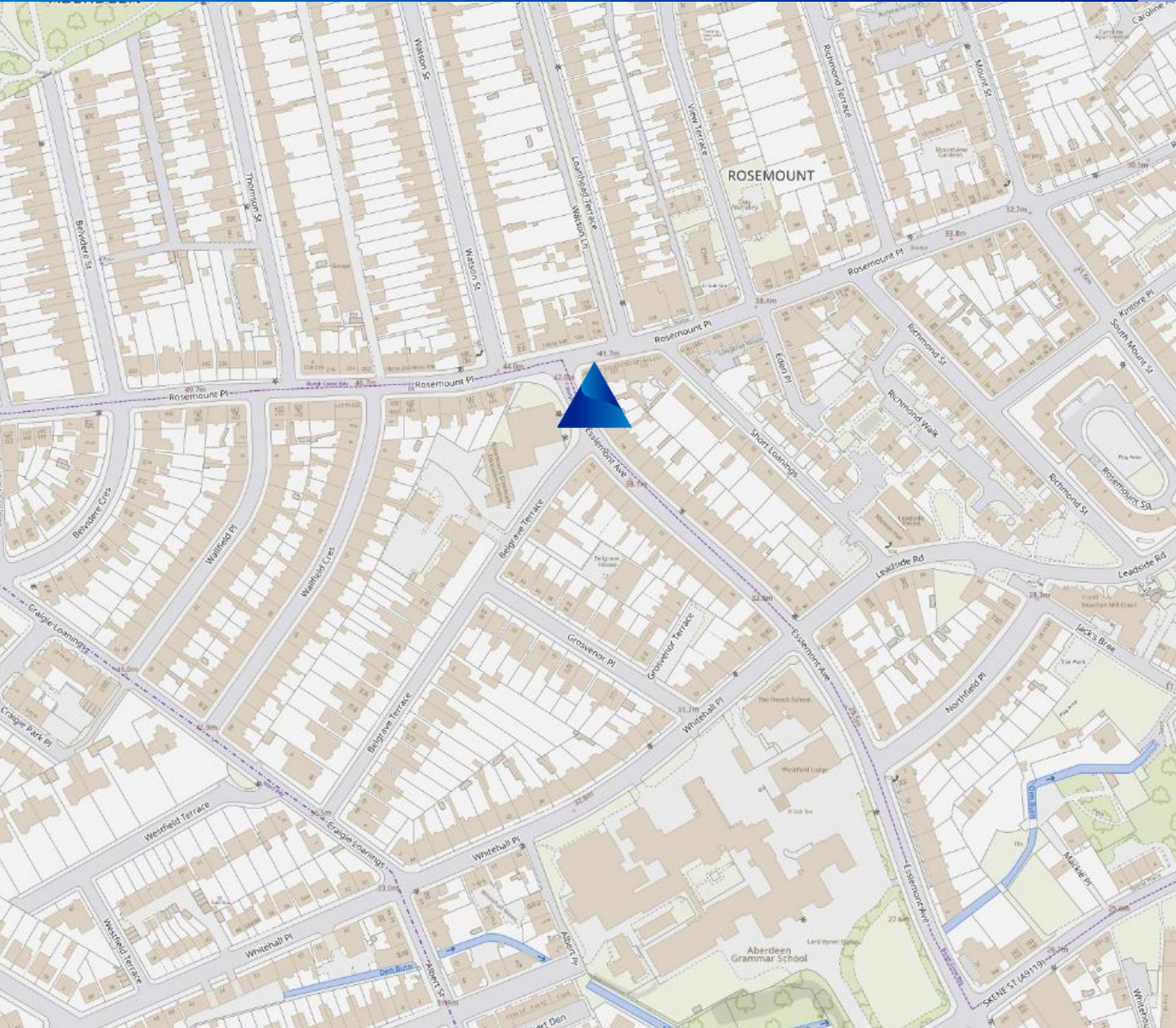
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Location

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The subjects are located to the periphery of the Rosemount area of Aberdeen which forms an established secondary retailing location, approximately one mile northwest of Aberdeen City Centre.

The subjects themselves are situated on the east side of Esslemont Avenue, between its junctions with Rosemount Place and Belgrave Terrace, with surrounding occupiers being a mixture of commercial occupiers at the ground floor level, whilst upper floors are predominantly residential in nature. Nearby commercial occupiers include Tarragon by Graham Mitchell, Aberdeen Property Leasing and the Queen Vic. The subjects are also nearby Aberdeen Grammar School.



FIND ON GOOGLE MAPS



Description

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The subjects comprise a ground floor and basement retail unit within a traditional, mid terraced, four storey and basement stone built property. The subjects benefit from an aluminum framed double retail frontage with a pedestrian entrance doorway of similar design. A signage fascia above completes the subjects to the front.

Internally, the ground floor space is split to provide a large retail area to the front, with staff accommodation and a WC to the rear. The retail space has a suspended floor overlaid in laminate, painted plasterboard walls and ceiling, with artificial lighting provided via strip fitments. To the rear, is a small private room/office finished to a similar standard and a small tea prep area and WC.

A fixed timber staircase leads to the basement which provides two separate rooms, with both having a solid floor overlaid in laminate, painted plasterboard walls and ceilings, with artificial lighting provided via recessed spotlighting.





Accommodation

	m ²	ft ²
Ground Floor	54.94	591
Basement	34.56	372
TOTAL	89.50	963

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).

Rental

£13,000 per annum.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

Rateable Value

The Rateable Value as of 1st April 2023 is shown on the Scottish Assessors' website as £11,500.

Eligible occupiers will be able to obtain 100% rates relief via the Small Business Bonus Scheme.

Energy Performance Certificate

The subjects have a current energy performance rating of 'F'.

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 incoming 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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