

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

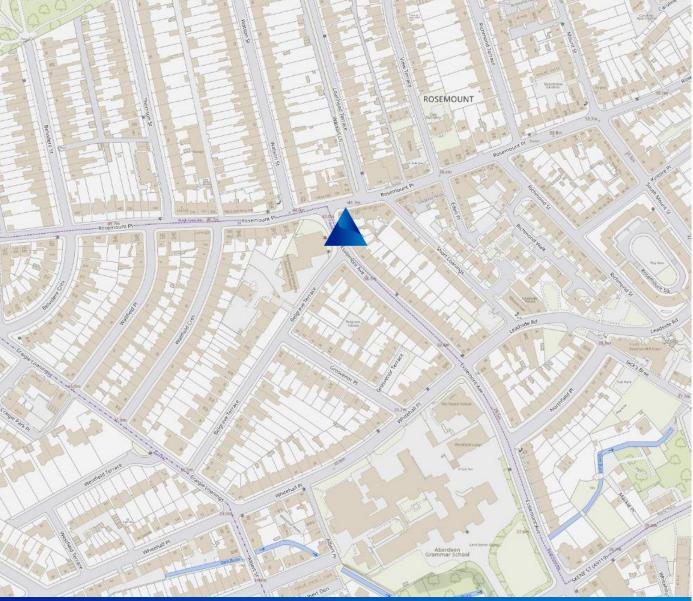


66-68 ESSLEMONT AVENUE, ABERDEEN, AB25 1SR

CONTACT: Melanie Grant melanie.grant@shepherd.co.uk | 01224 202800 | shepherd.co.uk Mark McQueen mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk









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.

Description





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

	m²	ft²
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 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:



Melanie Grant
melanie.grant@shepherd.co.uk



Mark McQueen
Mark.mcqueen@shepherd.co.uk

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN t: 01224 202800











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.

shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE JULY 2025