



25 Balnagask Road, Aberdeen, AB11 8HU

Situated on Main Retailing Parade

- Single Storey
- 400sq ft
- Rates & V.A.T. Free
- Rent: £6,000p.a.
- Sale: o/o £49,000

LOCATION

The subjects are located in the Torry area of Aberdeen approximately 2 miles south of the City centre. The property is situated on the north side of Balnagask Road near it's junction with Oscar Road and only a short distance east of it's junction with Wellington Road [A956] one of the main arterial routes serving the south side of the City, where Tesco, Halfords, Greggs, Dominos & Topps Tiles are all represented.

PROPERTY

The subjects comprise a ground floor retail unit forming part of a purpose built single storey retail parade serving the local residential area

AREA

The property has been calculated to extend to the following net internal area;

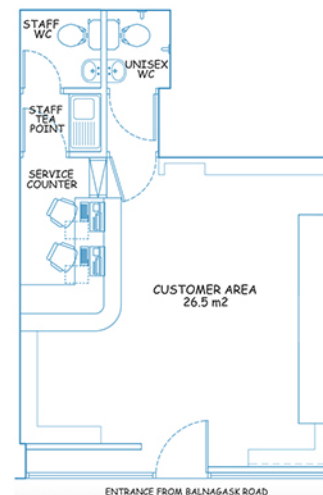
Ground: 37.2sqm (400sq ft)

NAV/RV

£3,900

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £6,000p.a



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SALE

Offers in excess of £49,000 are invited for our clients freehold interest

V.A.T.

Figures quoted are exclusive of V.A.T

EPC

Available on request

VIEWING

By appointment only, alternatively virtual viewings can be booked.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.