

To Let/
May Sell



Prominent Retail Unit with Hot Food Take-Away consent

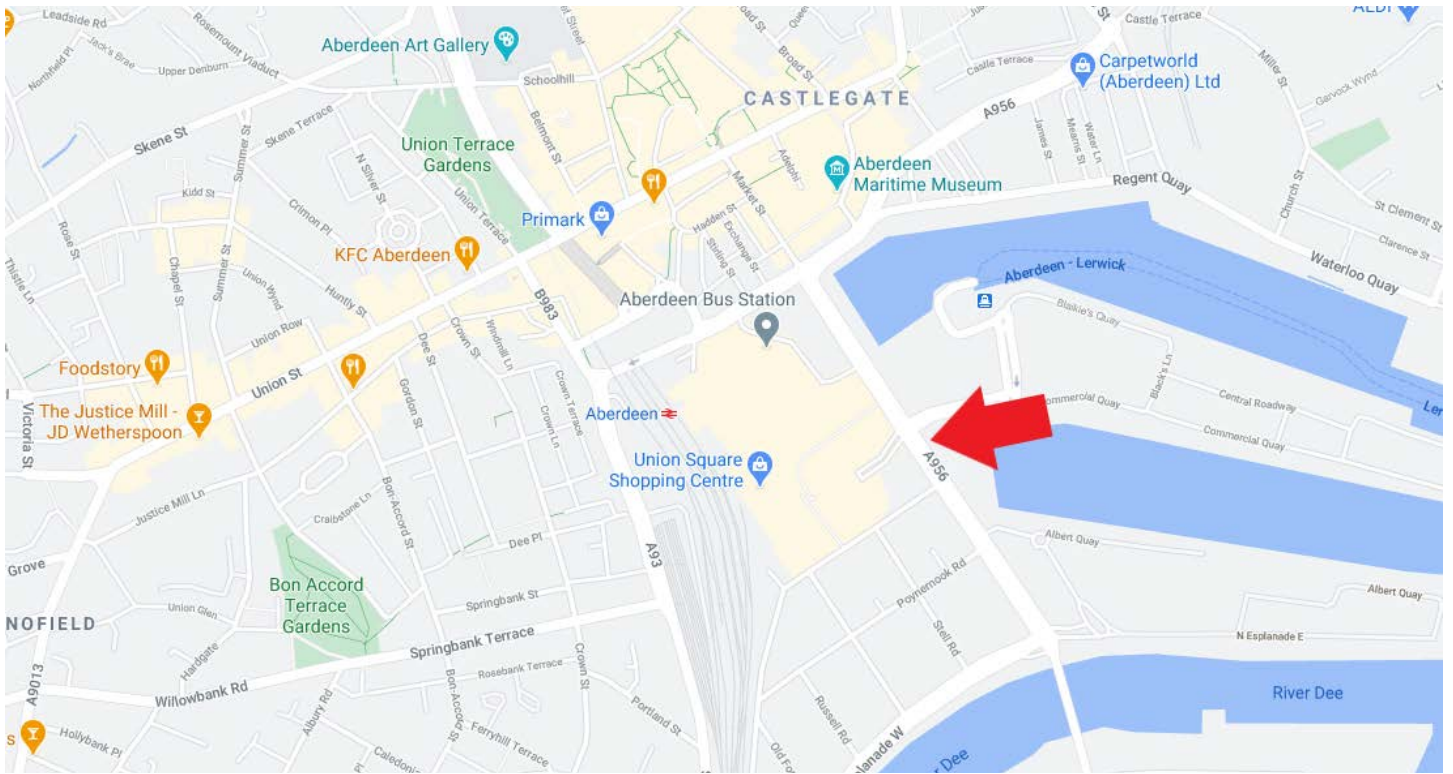
Aberdeen, 152 Market Street, AB11 5PP

Net Internal Area: 74.96 sq m [807 sq ft]

- Prominent Roadside Location
- Close to Union Square Shopping Centre
- Offers over £8,000 per annum

Jackson
CHARTERED SURVEYORS

Call 01224 900029
www.jacksonsurveyors.co.uk



LOCATION

The property is located on the west side of Market Street, close to the Market Street entrance to the Union Square Shopping Centre and a short distance to the south of the city centre.

Market Street forms part of the A956 trunk road which is one of the main routes connecting the north and south of the city.

Nearby occupiers include Decathlon, Hobbycraft and Next.

The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise a ground floor retail premises forming the ground floor of a traditional mid terraced 3 storey building of granite construction under a pitched and slated roof. A single storey extension appends the rear and is of traditional construction with a pitched and slated roof.

Internally the shop comprises open plan sales area to the front with 3 storage rooms and staff wc to the rear. The upper floors are in residential use.

The property has most recently been used as a bakers and benefits from Hot Food Takeaway planning consent. A canopy for extraction is located at the rear of the sales area.

FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor 74.96 sq m (807 sq ft)

RENT

Offers over £8,000 per annum.

PRICE

On application.

VAT

The property has not been opted to tax and therefore no VAT is payable on any rent/price quoted.

RATING ASSESSMENT

The valuation role shows a rateable value of £4,600 with effect from 1st April 2017

The Uniform Business Rate for the year 2020/2021 is 49.8p in the £. Water and waste water rates are also payable.

Any ingoing occupier may qualify for 100% rates relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G.

Full documentation is available upon request.

ENTRY

On conclusion of all legalities..

CLOSING DATE

Whilst a closing date may not necessarily be set all interested parties are advised to note their interest in writing to the sole selling agent.

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The ingoing occupier will be responsible for payment of LBTT and registration dues if applicable.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

CONTACT:

Kevin Jackson
Jackson Chartered Surveyors

Tel: 01224 900029
Email: kevin@jacksonsurveyors.co.uk

Contact

Kevin Jackson
Jackson Chartered Surveyors
Tel: 01224 900029
Mobile: 07834 521600
Email: kevin@jacksonsurveyors.co.uk

Jackson Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 and are advised to do so; (iii) no person in the employment of Jackson Chartered Surveyors has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.

Jackson
CHARTERED SURVEYORS

12a Carden Place, Aberdeen, AB10 1UR

Vikinglea, Arbroath, DD11 2QR

www.jacksonsurveyors.co.uk