

TO LET/ FOR SALE

RUTHRIE TERRACE

P
Mon - Fri
10 am - 4 pm
2 hours
No return
within the 30 mins

R
IAN RODGER
ARCHITECTS

Self Contained Office/Retail Unit

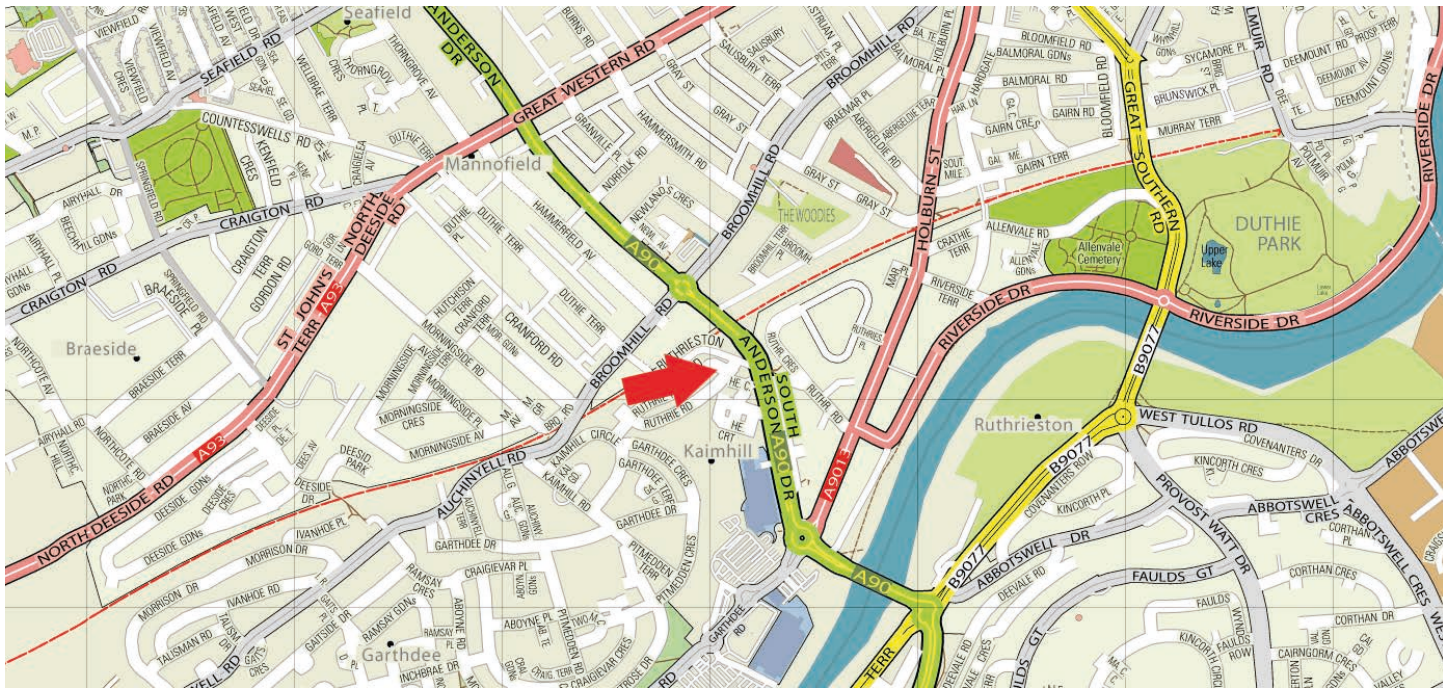
Aberdeen, 1B Ruthrie Terrace, AB10 7JY

51.03 sq m (549 sq ft)

- Self Contained Office/Retail Unit
- External Rear Area
- Rent: Offers over £8,500 per annum
- Price: Offers over £80,000

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LOCATION

The subjects are located on the east side of Ruthrie Terrace within the Kaimhill area of Aberdeen, a short distance to the west of the A92 trunk road which connects the north and south of the city. The area is mainly residential in nature but nearby commercial occupiers include Asda, Agility NDE and Aberdeen Fitness Centre.

The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise a single storey, mid terraced building of brick/block construction, harled externally, under a pitched and tiled roof. The premises benefits from an exclusive external area at the rear with access to Ruthrieston Road.

Internally the property has been recently refurbished and comprises open plan office/retail area with tea prep, wc and cupboard to the rear. The property benefits from carpeted flooring, a suspended tile ceiling, LED lights and electric panel heating.

FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with IPMS3.

Ground Floor	51.03 sq m	(549 sq ft)
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RENT

Offers over £8,500 per annum

PRICE

Offers over £80,000

VAT

Any rent/price quoted is exclusive of VAT which may be applicable.

LEASE TERMS

The subjects are available on the basis of a new Full Repairing and Insuring Lease incorporating periodic rent reviews.

RATING ASSESSMENT

The valuation role shows a rateable value of £7,300 with effect from 1st April 2017

The Uniform Business Rate for the year 2021/2022 is 49p in the £. Water and waste water rates are also payable.

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

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

ENTRY

Upon conclusion of all legalities

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

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Jackson Chartered Surveyors
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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:

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