

# TO LET



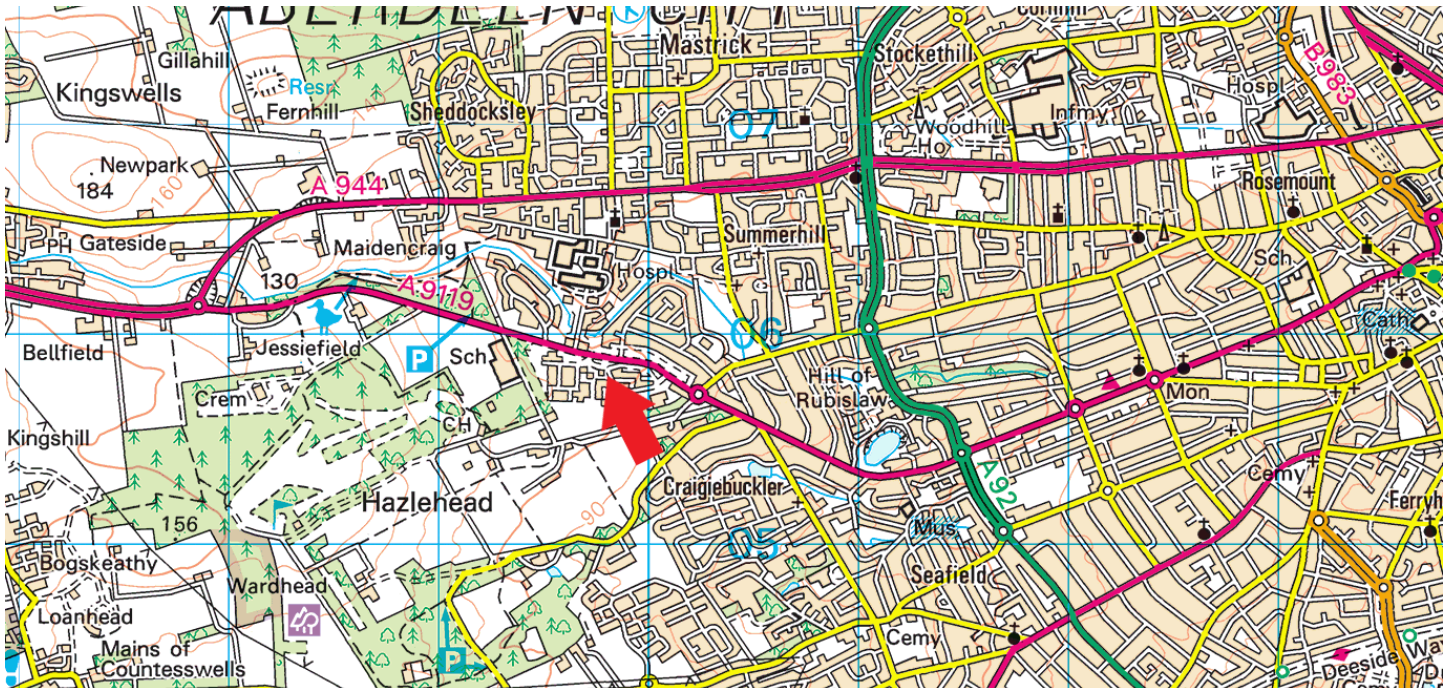
## Retail Unit

Aberdeen, 5 Hazlehead Crescent, AB15 8EX

Net Internal Area: 33.28 sq m [412 sq ft]

- Neighbourhood Retail Location
- Good Transport Links
- May be suitable for alternative uses
- Offers over £8,500 per annum





#### LOCATION

The property is located in the Hazlehead Crescent area of Aberdeen which is a mainly residential area approximately 4 miles to the west of Aberdeen city centre. The property is located within a neighbourhood parade of shops. Hazlehead Primary School is a short distance to the south and to the north is Queens Road which is the main arterial road from the city centre to Kingswells and Westhill. Other nearby occupiers within the parade include a local convenience store and hairdressers.

The exact location can be seen on the above plan.

#### DESCRIPTION

The subjects comprise a purpose built ground floor retail premises forming the ground floor of a 2 storey building with flat, felt covered roof. The property benefits from a large glazed frontage and glazed access door. The upper floor of the building is in residential use. On street parking is available at the side of the parade with shared parking/loading bay area at the rear.

Internally the shop has most recently been used as a sandwich shop/deli and comprises sales area to the front with small storage area, wc and tea prep area at the rear. Service access is provided at the rear of the premises.

#### 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	33.28 sq m	(412 sq ft)
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#### RENT

Offers over £8,500 per annum.

#### VAT

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

#### RATING ASSESSMENT

The valuation role shows a rateable value of £5,900 with effect from 1st April 2019.

The Uniform Business Rate for the year 2024/2025 is 49.8p in the £. Water and waste water rates are also payable.

The incoming occupier may qualify for 100% 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.

#### LEGAL COSTS

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

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#### 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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