

FOR SALE



Retail Investment

23A Castle Street, Aberdeen, AB11 5BQ

Net Internal Area: 81.87 sq m (881 sq ft)

- Passing rent £8,500 per annum
- Strong reversionary rent potential
- Offers over £140,000
- NIY 5.96%
- VAT Free

Jackson
CHARTERED SURVEYORS

Call 01224 900029
www.jacksonsurveyors.co.uk



LOCATION

The property is located on the north side of Castle Street within the Castlegate area of Aberdeen City Centre. Union Street, Aberdeen's principal commercial thoroughfare is a short distance to the west. The surrounding area is a mixture of commercial and residential with nearby occupiers including a Premier Convenience Store, Grade A barbers and the Castle Bar.

The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise a category B listed mid-terraced retail unit forming the ground floor of a 4 storey and attic building of stone construction under a pitched and slated roof.

Internally the property provides sales area to the front with store room and wc to the rear. The property benefits from a large display frontage.

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	81.87 sq m	[881 sq ft]
--------------	------------	-------------

LEASE TERMS

The property is leased to Yiu Jong Lee until 16th June 2026 at a passing rent of £8,500 per annum. There are no further rent reviews. The tenants repairing obligations are restricted by a schedule of condition. A copy of the lease and schedule of condition are available on request.

PRICE

Offers over £140,000 are invited for our clients heritable interest in the subjects reflecting a Net Initial Yield of 5.96% after deduction of standard purchasers costs.

TENURE

Heritable

RATING ASSESSMENT

The valuation role shows a rateable value of £9,400 with effect from 1st April 2023.

The Uniform Business Rate for the year 2025/2026 is 49.8p in the £. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

VAT

No VAT will be payable on the rent/price.

ENTRY

On conclusion of all legalities

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
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

7 Albert Street, Aberdeen, AB25 1XX

Vikinglea, Arbroath, DD11 2QR

www.jacksonsurveyors.co.uk