

TO LET



Prominent Retail Unit

Aberdeen, 483 Great Western Road, AB10 6NN

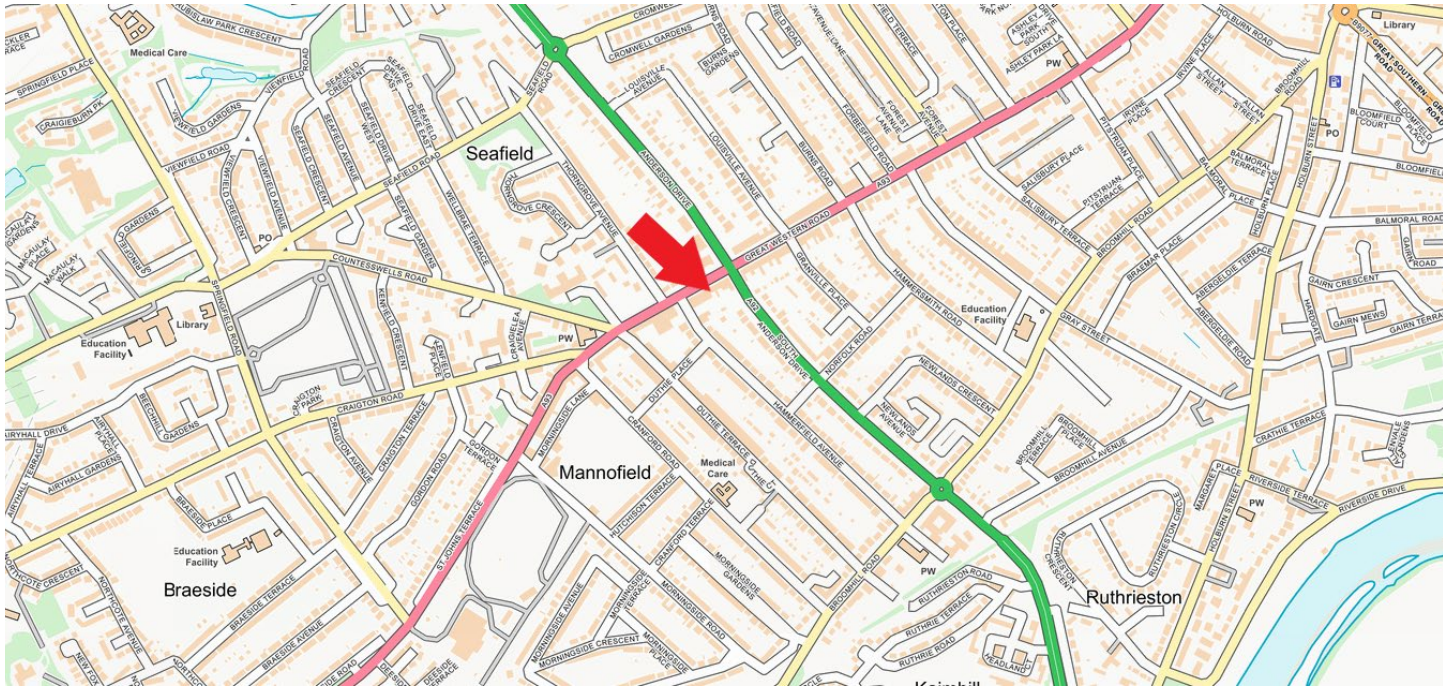
Net Internal Area: 131.15 sq m (1,413 sq ft)

- Neighbourhood Retail Location anchored by Co-op Convenience Store
- Recently redecorated
- Good Transport Links
- May be suitable for alternative uses (Subject to Planning)
- Customer Car Park and on-street parking
- Rent: £25,000 per annum
- VAT free



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LOCATION

The property is located in a prominent location on Great Western Road within the "Mannofield Shops" which is an established retail location with occupiers including Co-op, Boots the Chemist, Mannofield Pizza and Meraki Health. The parade is located on Great Western Road which forms part of the A93 trunk road west from the city centre to Cults and onwards to Banchory and Braemar. It also has excellent transport links both north and south via Anderson Drive. The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise recently redecorated ground and first floor retail premises benefitting from a large glazed frontage and glazed access door. The ground floor offers an open plan sales area with modern LED lighting. To the rear are staff facilities including a WC and tea prep area.

The upper floor provides additional retail/office space with further WC facilities and kitchen.

Service yard access is provided at the rear of the premises.

In addition there is generous on street parking and dedicated customer car parking.

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	68.04 sq m	(732 sq ft)
First Floor	63.11 sq m	(681 sq ft)
Total	131.15 sq m	(1,413 sq ft)

RENT

£25,000 per annum.

VAT

The property has not been opted to tax and therefore no VAT will be payable on the rent.

RATING ASSESSMENT

The valuation role shows a rateable value of £15,500 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.

The incoming occupier may qualify for some relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

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.

OFFERS / VIEWING

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

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