

# TO LET



## Self Contained Office/Retail Unit

Aberdeen, 19 West Mount Street, AB25 2RD

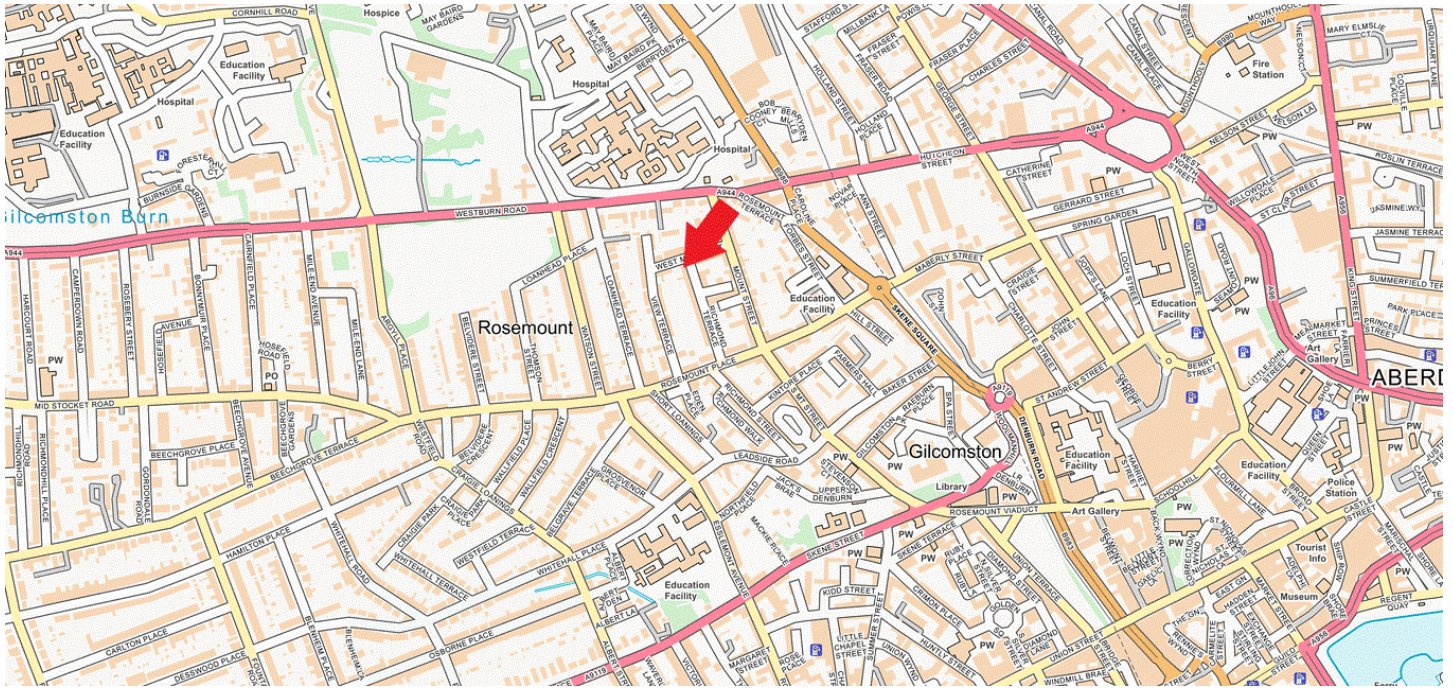
Net Internal Area: 51.64 sq m [556 sq ft]

- Located in Popular Rosemount Area
- Recently Refurbished
- Rent: Offers over £6,000 per annum

**Jackson**  
CHARTERED SURVEYORS

Call 01224 900029  
[www.jacksonsurveyors.co.uk](http://www.jacksonsurveyors.co.uk)





## LOCATION

The property is located in the Rosemount area of Aberdeen which is a popular residential area a short distance to the north of Aberdeen city centre. More specifically the property is located on the corner of West Mount Street and Richmond Terrace. The surrounding area is mainly residential in nature. The exact location can be seen on the above plan.

## DESCRIPTION

The subjects comprise the ground floor of a 3 storey building of granite construction under a pitched and slated roof. The upper floors of the building are in residential use. A single storey extension at the rear has a pitched and slated roof. The property is accessed directly from West Mount Street via pedestrian doors at either end of the building.

Internally the property has most recently been used as an office with two main office areas, a small store room and further store room/office at the rear. The property benefits from a single wc and tea prep area. Heating is provided by electric panel heaters and the windows are single glazed.

## 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 51.64 sq m(556 sq ft)

## RENT

Offers over £6,000 per annum

## VAT

The rent quoted is exclusive of VAT which may be applicable

## RATING ASSESSMENT

The valuation role shows a rateable value of £5,800 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 ingoing occupier may qualify for 100% rates relief through the Small Business Bonus Scheme

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B.

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.

## CLOSING DATE

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

## 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](http://www.jacksonsurveyors.co.uk)