

# TO LET



## Retail Unit with Hot Food Take-Away Consent

Aberdeen, 6A Abbotswell Crescent,  
AB12 5AR

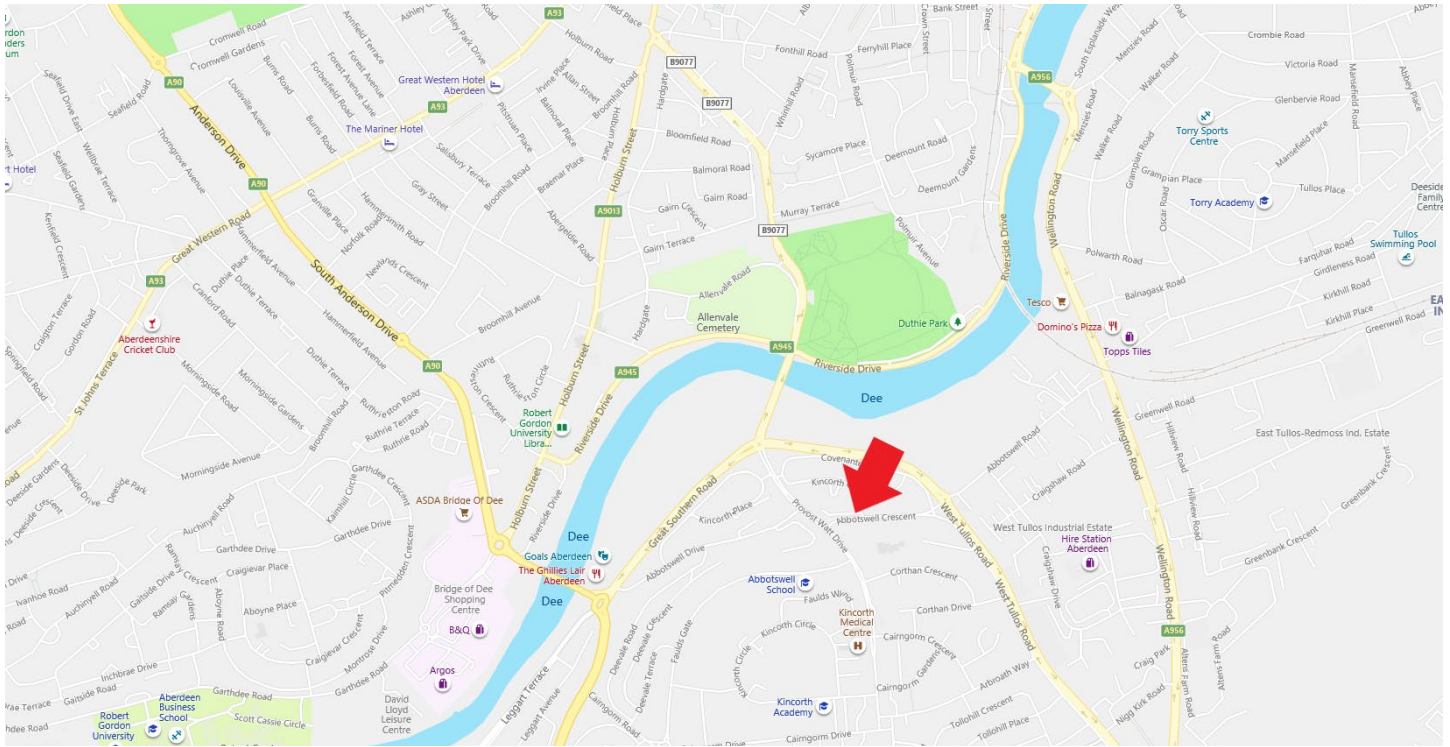
Net Internal Area: 55.48 sq m (597 sq ft)

- Busy Neighbourhood Retail Location
- May be suitable for alternative uses
- Offers over £8,000 per annum



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## LOCATION

The property is located in the Kincorth area of Aberdeen which is a mainly residential area a short distance to the south of Aberdeen City Centre. More specifically the property is located within a neighbourhood retail parade on the south side of Abbotswell Crescent between its junctions with Provost Watt Drive and West Tullos Road. Other occupiers represented within the parade include RS McColl, William Hill and Abbotswell Pharmacy.

The exact location can be seen on the above plan.

## DESCRIPTION

The subjects comprise mid terraced retail premises forming the ground floor of a 2 storey building of granite construction under a part pitched and slated and part flat felt covered roof. The upper floor of the building is in residential use. On street parking is available to the front of the parade and service access is available at the rear.

Internally the shop is currently fitted out as a takeaway and comprises sales area to the front with office, staff wc and kitchen to the rear.

## 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	55.48 sq m	(597 sq ft)
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## RENT

Offers over £8,000 per annum.

## VAT

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

## RATING ASSESSMENT

The valuation role shows a rateable value of £5,100 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% relief through the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E+.

Full documentation is available upon request.

## ENTRY

On conclusion of all legalities. Subject to obtaining vacant possession.

## 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

Kevin Jackson  
 Jackson Chartered Surveyors  
 Tel: 01224 900029  
 Mobile: 07834 521600  
 Email: kevin@jacksonsurveyors.co.uk

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7 Albert Street, Aberdeen. AB25 1XX

Vikinglea, Arbroath, DD11 2QR

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