

To Let

64 Victoria Road, Torry,
Aberdeen
Purpose Built Retail Unit



- Extensive Basement Storage
- Rent- £9,000 per annum
- ITZA – 63.48 sq.m. (683 sq ft)



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LOCATION

Aberdeen is Scotland's third largest city with a population of 224,000 and is the business, retail, administrative and healthcare centre for the North East of Scotland.

Torry which lies just South of the city centre, has a population of approximately 8,800. Victoria Road is Torry's main service area. Within this area are a variety of retail and food outlets, banks and public houses. The subject unit is located on the west side of Victoria Road close to the junction with Menzies Road.

DESCRIPTION

Traditional shop unit which forms the ground floor of a traditional granite residential tenement block.

The accommodation comprises a shop floor, a kitchen, unisex disabled WC, basement storerooms. The front of the unit is fitted with a glazed shopfront.

ACCOMMODATION

The ITZA area of the shop is 63.48sqm (683 sqft);

The ITZA area has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

RATEABLE VALUE

The Valuation Roll shows a rateable value for the property of £9,500 with effect from 1st April 2017 (www.saa.gov.uk).

SERVICES

The property is serviced with electric panel heating, mains water and electricity with drainage being to the public sewer. The property has an Energy Performance Rating of G

PLANNING

The property is classified as Use Class 1 (shops) under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

LEASE TERMS

The premises are available on full repairing and insuring terms for negotiable lease duration no longer than 20 years.

RENT

£9,000 per annum

VAT

Unless otherwise stated, all rents quoted should be assumed to be exclusive of VAT. Any prospective lessee must satisfy themselves as to the occurrence of VAT in respect of any transaction.

LEGAL COSTS

In the usual manner, the ingoing tenant will pay the landlord's reasonably incurred legal expenses, as well as any applicable SDLT and registration dues.

ENTRY

On conclusion of Missives.

VIEWING

To view the property or for further information please do not hesitate to contact:

Richard Wood

E-mail: rwood@aberdeencity.gov.uk

Direct Line: 01224 523582

MARCH 2021

TERMS AND CONDITIONS:

1. Whilst every care has been taken in preparing these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.
2. All descriptions, Dimensions, reference to condition and necessary permissions for use and occupation, and other details 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;
3. No person in the employment of Aberdeen City Council has authority to make or give any representation or warranty whatever in relation to this property

4. In the event that a closing date is set it is the responsibility of all parties wishing to submit an offer to obtain an Aberdeen City Council Tender Envelope from the Asset Policy (Non-Housing) section as noted.
5. The offer should take the form of an offer in Scottish Legal Form and be submitted in the Tender Envelope. Offers submitted otherwise than in accordance with this requirement will not be considered.
6. The date of entry when the purchase price or rent will be payable shall be a date to be agreed, but in any event shall be no later than 4 months after completion of Missive