

RETAIL UNIT

- > RENTAL – £9,000 PER ANNUM
- > SIZE – 68.44 SQM (737 SQFT)
- > PROMINENT LOCATION ON GARTHDEE ROUNDABOUT
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS
- > POTENTIAL HOT FOOD TAKEAWAY USE (SUBJECT TO PLANNING)



TO LET

662 HOLBURN STREET, ABERDEEN, AB10 7JQ

CONTACT: Shona Boyd, shona.boyd@shepherd.co.uk 01224 202800 www.shepherd.co.uk



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Ground Floor	68.44	737
Total	68.44	737

The above-mentioned floor areas are calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

RENTAL

£9,000 Per Annum

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £8,100.

The subjects would therefore qualify for small business rates relief should a qualifying occupier be identified

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of "D"

Further information and a recommendations report are available to seriously interested parties upon request

LEGAL COSTS

As is our client's standard practice the Tenant will bear Landlord's legal costs. Further information is available on request.

The tenant will be liable for Registration Fees for registering the lease in The Books of Council and Session amounting to £44 (incl VAT).

The tenant will be liable for any LBTT where applicable.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queen's Road Aberdeen AB15 4ZN
 Shona Boyd, shona.boyd@shepherd.co.uk 01224 202800 www.shepherd.co.uk

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