





LOCATION

The subjects are located on the west side of Holburn Street and benefits from a visible location being situated beside the Garthdee roundabout. There are other commercial occupiers within the vicinity at the Garthdee Retail Park, with an Asda Superstore, Boots and national retailers being in immediate proximity.

DESCRIPTION

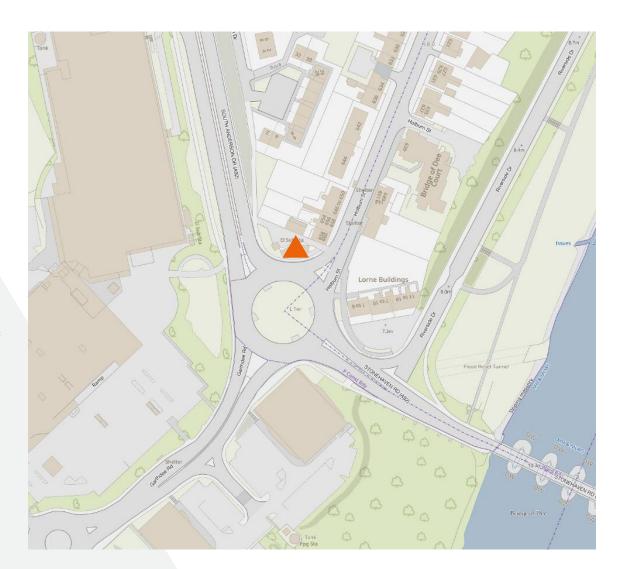
The subjects comprise a single storey detached building of traditional stone construction, with a pitched slate roof over. The premises can be accessed via entrances to the front and rear of the building. The front elevation features a timber fascia above the doorway for signage.

Internally, the subjects provide an open plan sale/services area. The flooring is a wooden laminate overlay design, and the ceiling features suspended acoustic tiles with fluorescent lighting fitted to the panels. Windows to the front elevation of the building provide good levels of natural lighting to the premises. W.C facilities are also available within the premises.

ALTERNATIVE USES

The subjects are currently assumed to be permitted for Class 1A (Retail and Professional Service) use as per the Town and Country Planning (Scotland) Act 1997 (as amended).

The subjects could lend themselves to a change of use to a Hot Food Takeaway. Any interested parties should make their own enquiries to the local planning authority.



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:

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