



TO LET / MAY SELL

Retail / Office Premises

- City Centre Location
- Size – 94.99 sqm (1,023 sqft)
- Rental - £12,000 per annum
- Price – On Application
- 100% rates relief available to qualifying occupiers

VIRTUAL TOUR 

96 HOLBURN STREET, ABERDEEN, AB10 6BY

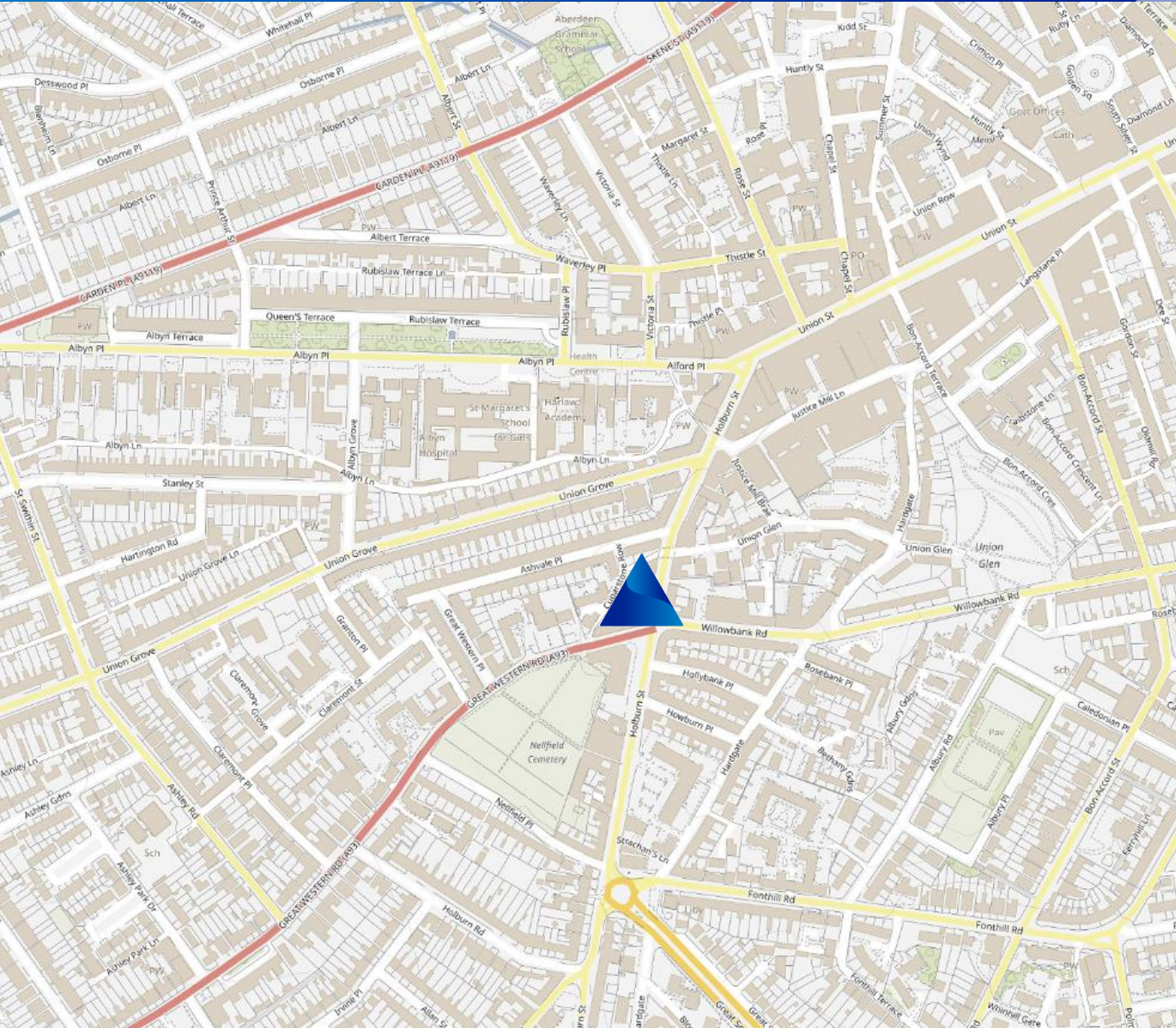
CONTACT: Shona Boyd shona.boyd@shepherd.co.uk | 01224 202800 | shepherd.co.uk


SHEPHERD
COMMERCIAL



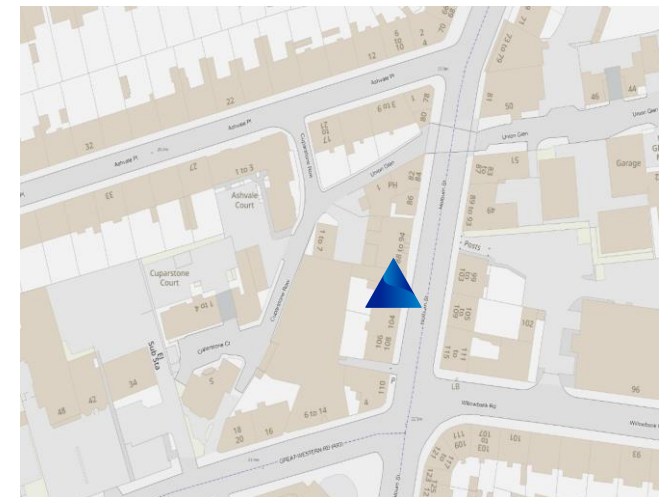
Location

96 HOLBURN STREET, ABERDEEN, AB10 6BY



The subjects are located on the western side of Holburn Street, within Aberdeen City Centre, between its junctions with Great Western Road and Ashvale Place. Holburn Street is one of the main arterial roads in and out of the city centre to the south, as a consequence the subjects benefit from an excellent public and private transport link. This busy thoroughfare comprises a mix of commercial and residential uses.

Commercial occupiers within the vicinity include Café 100, Downtown Tattoo and Nude Hair & Beauty.



FIND ON GOOGLE MAPS



Description

96 HOLBURN STREET, ABERDEEN, AB10 6BY



The subjects comprise the ground floor and basement of a 3 storey and attic building of traditional granite construction. The property comprises a timber glazed window frontage with a pedestrian entrance doorway and signage fascia above.

Internally, in its current configuration the ground floor of the property comprises a reception, office area, kitchen and WC. The subjects are similarly finished throughout with suspended tiled floors and painted plasterboard painted walls. Artificial light is provided via fluorescent strip lighting. A fixed metal staircase from within the reception area leads to the basement, which provides further space for office use, storage or other business functions. There is a further kitchen/tea prep area at basement level. Heating to the unit is by way of gas radiators.

Accommodation

	m ²	ft ²
Basement	31.67	341
Ground Floor	63.32	682
Total	94.99	1,023

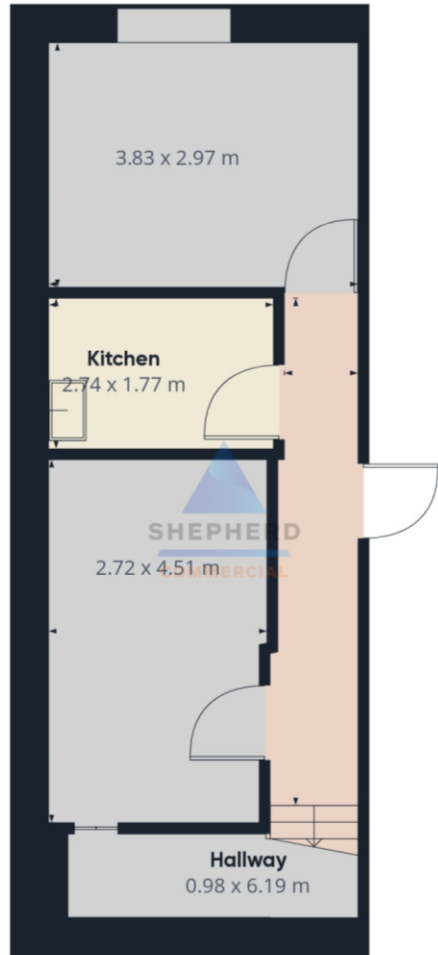
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plans

96 HOLBURN STREET, ABERDEEN, AB10 6BY

Basement



Floor 0



Ground Floor

Floor 1



Rental

£12,000 Per Annum is sought.

Lease Terms

The subjects are available on the basis of a new Full Repairing and Insuring Lease of negotiable duration.

Price

On application.

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £8,500 Per Annum.

100% Rates Relief will be available to qualifying tenants through Small Business Rates Relief Bonus Scheme with further information available upon request.

Energy Performance Certificate

The subjects currently have an EPC rating of 'E'.

VAT

All rents, prices, premiums etc are quoted exclusive of VAT. Please note that the property is vat registered.

Legal Costs

Each party shall be responsible for their own costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues, etc.

Get in Touch

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



Shona Boyd

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Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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