

RETAIL PREMISES

- > PROMINENT LOCATION WITHIN ESTABLISHED NEIGHBOURHOOD RETAIL PARADE
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS
- > SUITABLE FOR A RANGE OF COMMERCIAL USES
- > PRICE - £68,000
- > SIZE – 59.13 SQM (637 SQFT)

Jamies Hair Studio

Telephone 683091

NEWSAGENT & LICENSED

Jordan's Store

JORDAN'S ST

FOR SALE

4 CLUNIE PLACE, ABERDEEN, AB16 5RN

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LOCATION

The subjects are located on the west side of Clunie Place with a neighbourhood retail parade in the residential area of Mastrick, which itself is located approximately 3 miles to the northwest of Aberdeen city centre.

Surrounding occupiers are predominantly residential in nature, albeit immediately adjacent to the subjects are a number of commercial occupiers including Spice World and a Premier convenience store.

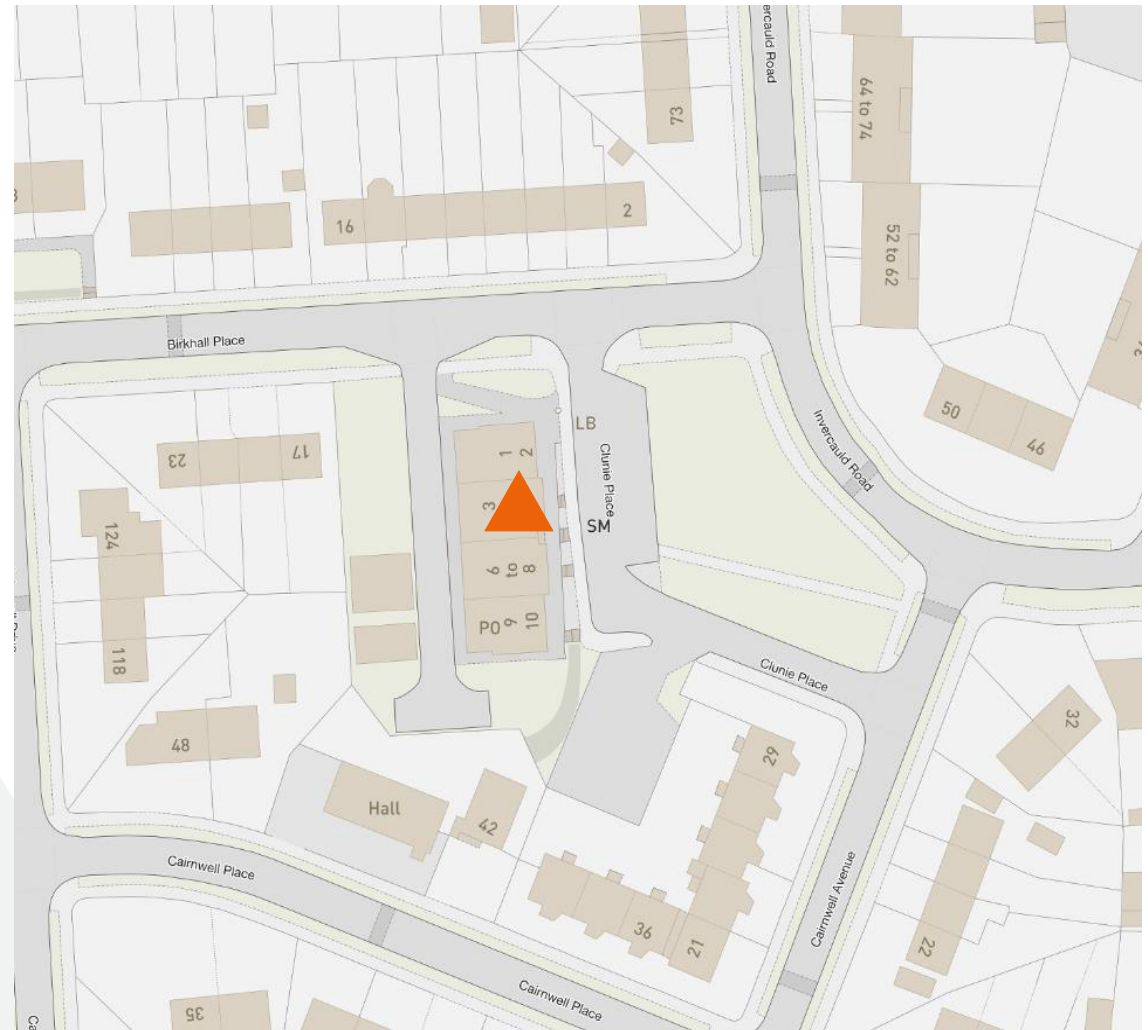
DESCRIPTION

The subjects comprise a ground floor retail unit within a mid-terraced, single storey and attic building. The building of which the subjects form part is of traditional stonework construction, with a pitched, slate clad roof over incorporating dormer projections. The subjects themselves have a uPVC framed and double-glazed retail frontage with pedestrian entrance doorway incorporated, and signage fascia above. The rear most part of the subjects are within a single storey extension, which appears to be of blockwork construction, externally harled with a flat roof over.

Internally, the subjects provide an open plan retail area to the front, with staff kitchen, WC and storage room to the rear. The main retail area has a laminate covered solid concrete floor, painted plasterboard lined walls and a suspended ceiling grid over with spotlighting mounted on tracks. The kitchen has a lino floor covering, painted plasterboard lined walls and ceilings and basic strip lighting and houses domestic style cabinetry and a stainless-steel sink. The WC and store are finished in line with the kitchen, albeit have pendant lighting. The WC contains a single toilet pan and wash hand basin.

CURRENT USE/ALTERNATIVE USE

The subjects are currently utilised under Class 1A consent, as contained within The Town and Country Planning (Use Classes) (Scotland) Order 1997. The subjects may also lend themselves to use of a Class 3 (café) nature, with further details available on request.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Ground Floor	59.13	637

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)

PRICE

£68,000 is sought for our client's interest in the property.

RATEABLE VALUE

The property is currently entered into the valuation roll for the value of £8,000

Qualifying occupants would be eligible to 100% rates relief, with further information available on request.

ENERGY PERFORMANCE CERTIFICATE

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

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

VAT

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

LEGAL COSTS

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



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

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