

RETAIL PREMISES

- > LOCATED IN A WELL-ESTABLISHED RETAILING LOCATION ON ROSEMOUNT PLACE
- > ATTRACTIVE FIT-OUT
- > SIZE – 95.55 SQM (1,029 SQFT)
- > RENTAL – £14,500 PER ANNUM
- > PRICE - £145,000
- > 100% RATES RELIEF AVAILABLE FOR QUALIFYING APPLICANTS



TO LET/ MAY SELL

279 ROSEMOUNT PLACE, ABERDEEN, AB25 2YB

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LOCATION

The subjects are located on the south side of Rosemount Place at its junction with Craigie Loanings. The Rosemount area of Aberdeen City is a well populated residential neighbourhood, found directly north of the main city centre. Proximity to the city centre provides easy access via public transport links, by foot and by car.

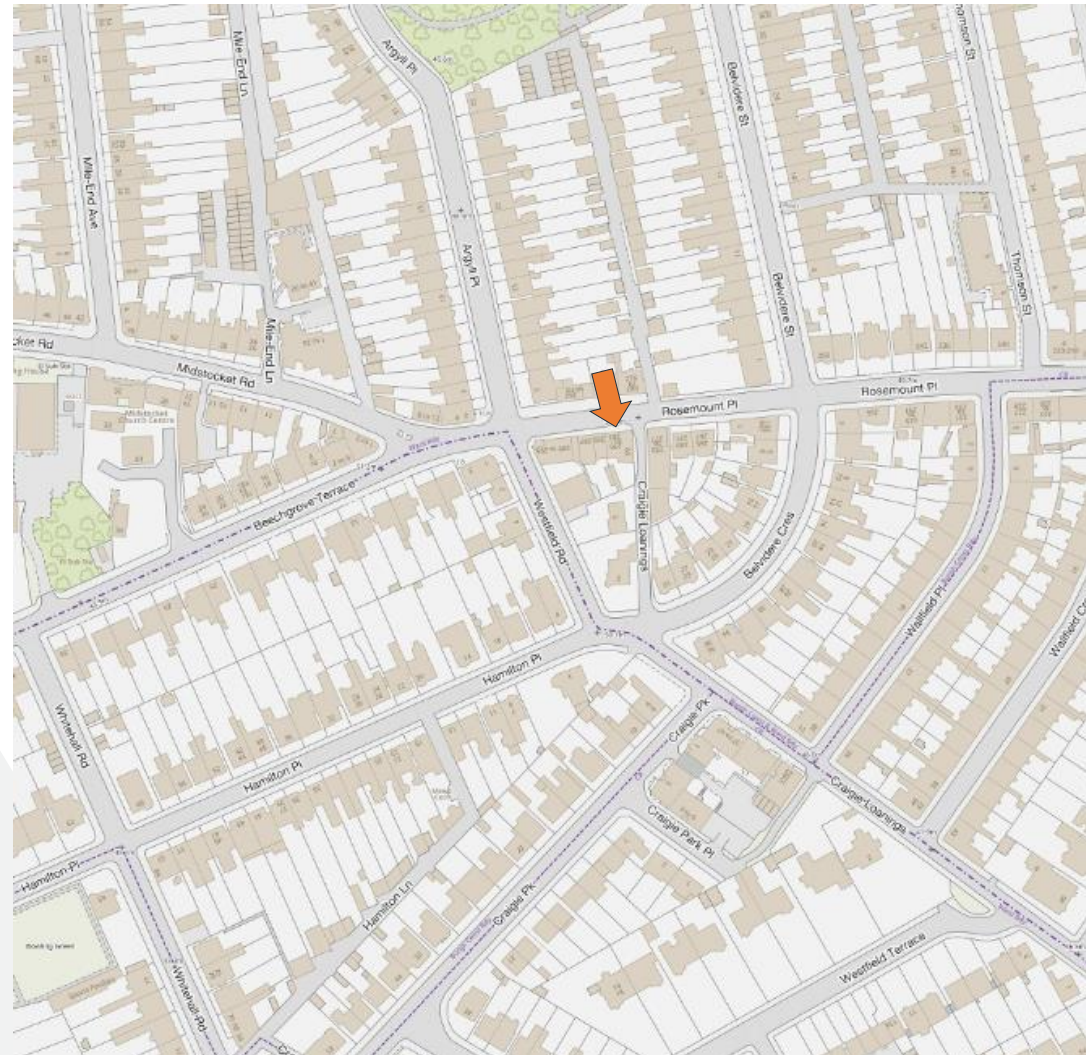
Rosemount is a popular and lively commercial throughfare in its own right, featuring both local and national occupiers alike. Surrounding commercial occupiers include Herd's Butchers, Michie's Pharmacy and The Co-Op. The tenant mix on Rosemount Place, as well as its active residential population, provides a bustling area of the city for an incoming occupier to establish themselves.

DESCRIPTION

The subjects comprise an attractive retail unit which has been fitted out to a high standard.

Access to the property is via a glazed timber framed door at the main elevation, and in addition the property features a side door which provides secondary access for deliveries. At ground floor level the premises provides open plan accommodation for services/sales. Most recently the unit has been utilised as an office, but the space would lend itself to a range of commercial uses from retail to professional services. The unit has been finished to a high standard, providing space of a modern specification which would be ready for immediate occupation. The walls are lined in timber panelling and painted above whilst the ceiling is plaster with traditional cornicing finish.

To the rear of the property is a W.C which is fitted out with a ceramic toilet and wash hand basin. Space heating is provided via wall mounted radiators. The basement is used for storage and is accessed via a fixed timber stair located towards the rear of the property.





Ground Floor Accommodation



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Ground Floor	57.67	621
Basement	37.88	408
TOTAL	95.55	1,029

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

£14,500 Per Annum

PRICE

£145,000 is sought for our clients interest.

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

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £11,000 per annum.

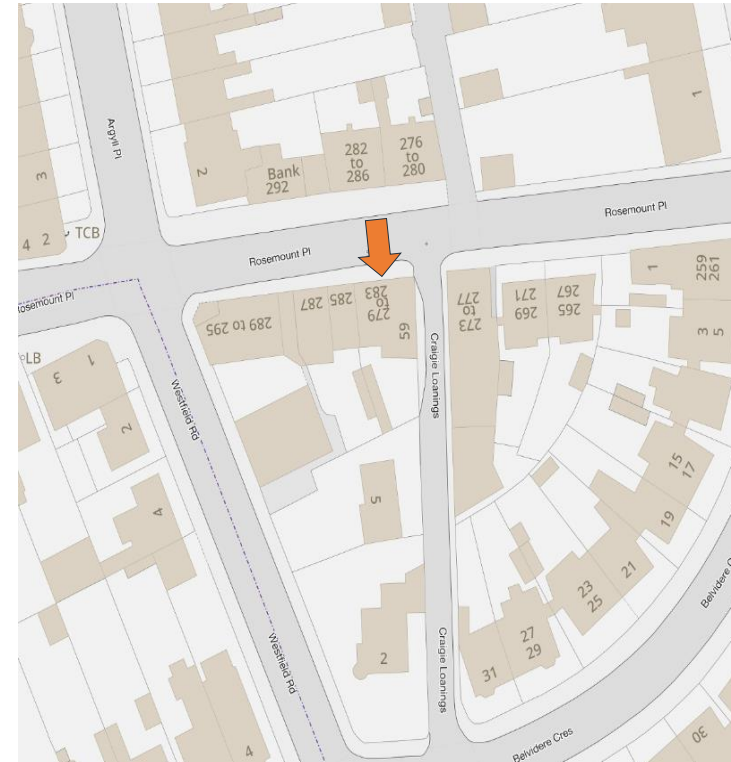
The subjects would therefore qualify for 100% small business rates relief should a qualifying occupier be identified.

LEGAL COSTS

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

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 Queens Road, Aberdeen, AB15 4ZN
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