

## RETAIL UNIT

- > SIZE – 55.55 SQM (598 SQ.FT.)
- > RENTAL – £7,000 PER ANNUM
- > PRICE - £75,000
- > PROMINENT CITY CENTRE LOCATION
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS

TO LET / FOR SALE

**102 HOLBURN STREET, ABERDEEN AB10 6BY**

**CONTACT:** Shona Boyd, [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk) 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

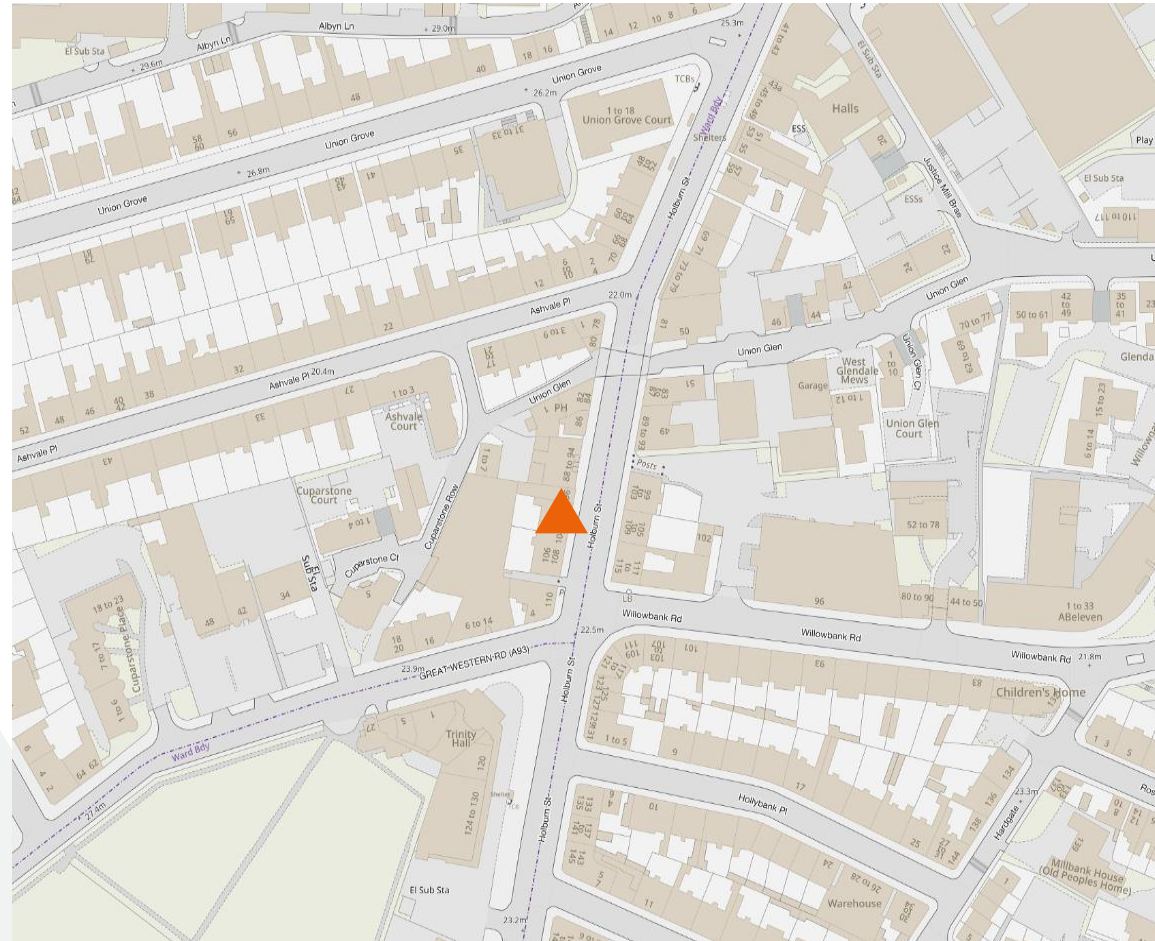
The subjects are located on the west side of Holburn Street, between the junction at Ashvale Place and Great Western Road. Holburn Street forms one of the main thoroughfares into the City Centre from the south and as such the subjects benefit from good visibility and high levels of passing vehicular and pedestrian traffic. Holburn Street forms a well-established retailing area to the immediate south of Union Street, Aberdeen’s main commercial thoroughfare.

The area is mixed use in nature with national and local retailers present with the upper floors mainly being residential in nature. Surrounding occupiers include Love Florist, Café 100 and Sainsburys Local

**DESCRIPTION**

The property comprises a ground and basement retail unit located within a three storey and attic traditional granite tenement building. Access to the property is gained by way of receded timber and glazed entrance doorway.

The property is laid out to provide an open plan area to the front of the premises with two separately partitioned rooms to the rear, one of which is suitable as a staff tea prep. W.C facilities are also located to the rear of the unit. The premises was most recently utilised as an office, however, it would be suitable for a range of retail/professional service uses. The walls have been lined out in painted plasterboard, and the ceiling is of a suspended tile design fitted with LED panel lighting. Natural light is provided via the glazed display window. Further basement accommodation can be accessed via a timber staircase located under a hatch in the main sales area.



**ACCOMMODATION**

| ACCOMMODATION | m <sup>2</sup> | ft <sup>2</sup> |
|---------------|----------------|-----------------|
| Ground Floor  | 34.55          | 372             |
| Basement      | 21.00          | 226             |
| <b>Total</b>  | <b>55.55</b>   | <b>598</b>      |

**RENTAL**

£7,000 Per Annum.

**PRICE**

£75,000 is sought for our client’s interest in the premises.

**RATEABLE VALUE**

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors’ website as £6,400 per annum.

The subjects would therefore qualify for 100 % Small Business Rates Relief should a qualifying occupier be identified.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects currently have an EPC rating of “F”

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:**

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen. AB15 4ZN  
 Shona Boyd, [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: JUNE 2024**