

## RETAIL UNIT IN WEST END LOCATION

- > RENTAL - £10,000 PER ANNUM
- > SIZE - 74.70 SQM. (803 SQFT.)
- > RECENTLY REFURBISHED
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS

TO LET

**160 UNION GROVE, ABERDEEN, AB10 6SR**

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## Retail Unit within West End of Aberdeen

### LOCATION

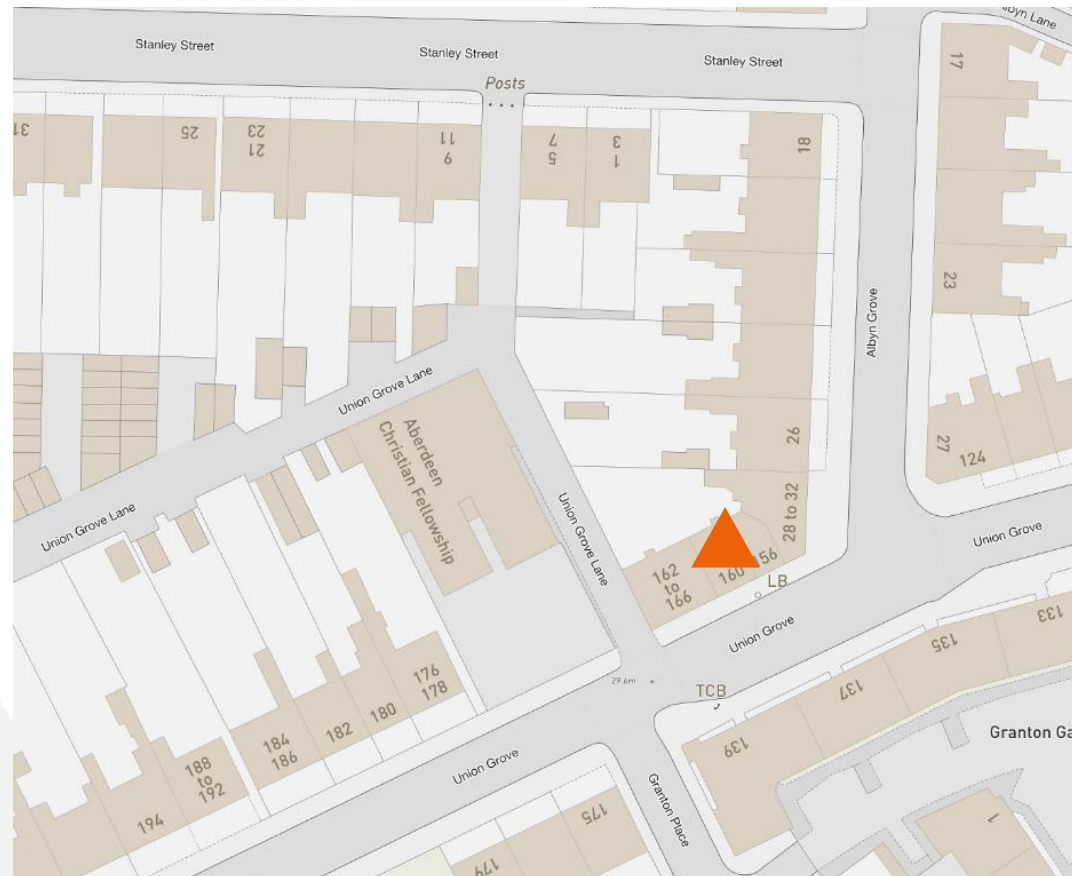
The subjects are located on the north side of Union Grove which is a popular area in close proximity to Aberdeen City Centre. It is also the vicinity of the established west end office area and a number of schools.

The surrounding area is predominantly of residential use at both ground and upper floor levels, however, the subjects are situated in an established retail parade. Commercial occupiers in the nearby area include AJ's Pizza and Pasta, The Albyn Pharmacy, Pompador Barbers and The Grove Newsagent.

### DESCRIPTION

The property comprises of a ground and basement floor retail unit forming part of a mid-terraced three storey attic and basement property of traditionally granite stonework construction featuring a timber pitched slated roof which incorporates dormer projections. A modern shop front and customer entrance has been installed which provides natural light into the unit.

Internally on the ground floor the property provides an open plan layout, with W.C facilities to the rear. The premises would be suitable for a variety of retail and professional service uses. The walls are a mix of wallpaper and tiled throughout the premises, with floors featuring a laminate overlay. Artificial lighting is provided by fitted spotlights. There is further space available at basement level which is accessed via a fixed staircase to the rear of the ground floor.



**ACCOMMODATION**

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	31.06	334
Basement	43.64	470
<b>TOTAL</b>	74.70	803

The above mentioned floor areas have been calculated on a Net Internal Area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS

**RENTAL**

The passing rental is £10,000 Per Annum.

**LEASE TERMS**

The subjects are currently held on a Full Repairing and Insuring Lease expiring on 6<sup>th</sup> August 2028. Further details are available on request.

**PRICE**

On Application.

**RATING**

The subjects are currently entered into the Valuation Roll at a Rateable Value of £8,900 as of the 1st of April 2023.

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 'G'

**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.



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
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