



**FOR SALE /  
MAY LET**

## Retail Premises

Prominent roadside location

Suitable for a range of  
commercial uses

100% Rates relief available to  
qualifying occupiers

Size – 54.70 Sqm (589 Sqft)

Price : £65,000

Rent: £6,000 pa



WHAT 3 WORDS

**99 WESTBURN ROAD, ABERDEEN, AB25 2SG**

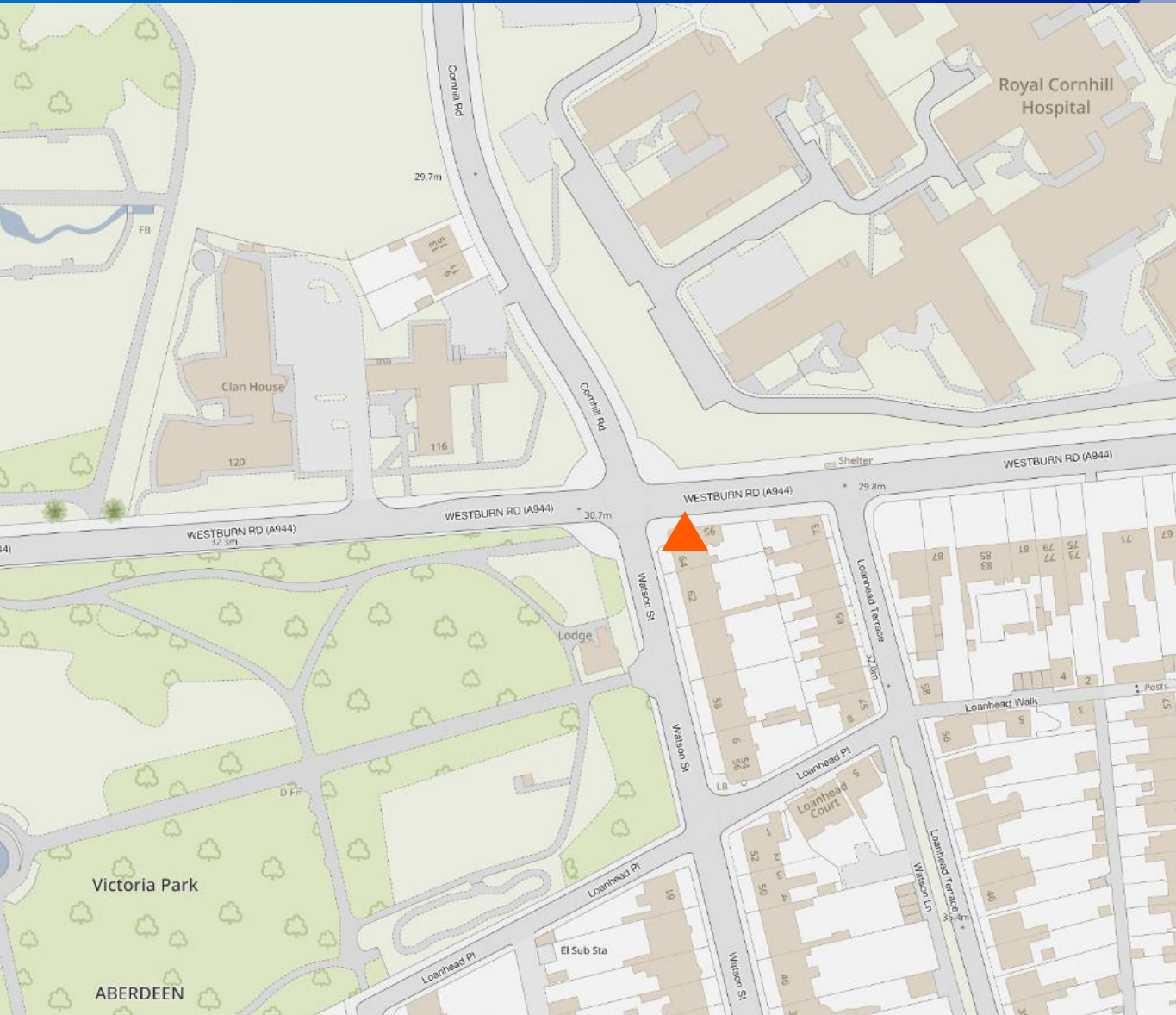
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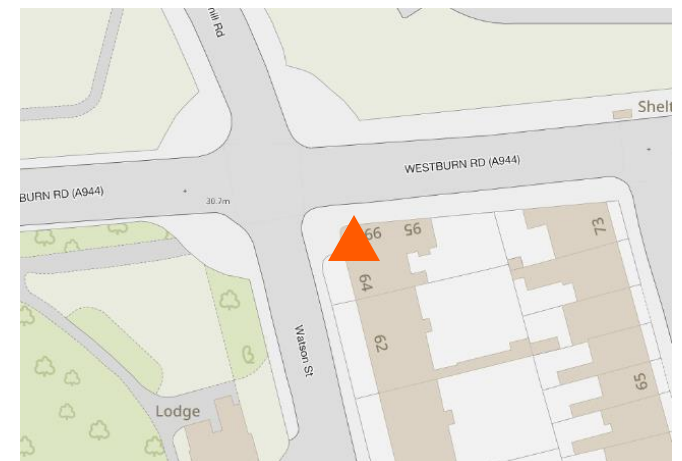
# Location

99 WESTBURN ROAD, ABERDEEN, AB25 2SG



The subjects are located on the south side of Westburn Road, on the junction with Watson Street and Cornhill Road. Westburn Road forms part of the A944, which comprises a commuter route from the west into the city centre. The location forms part of the Rosemount area of Aberdeen which benefits from an active population comprising young professionals, students and families. The premises is ideally situated on prominent corner location and therefore benefits from a good level of passing footfall and vehicular traffic.

Opposite the premises is Victoria Park and Westburn Park, both of which are popular green spaces for local residents. Also, within the immediate vicinity is the Royal Cornhill Hospital, Westburn Resource Centre and Clan Cancer Support. On-street car parking is readily available in the vicinity of the premises.



FIND ON GOOGLE MAPS



# Description

99 WESTBURN ROAD, ABERDEEN, AB25 2SG



Photographed Above: Victoria Park, Clan Cancer Facility, Comhill Hospital

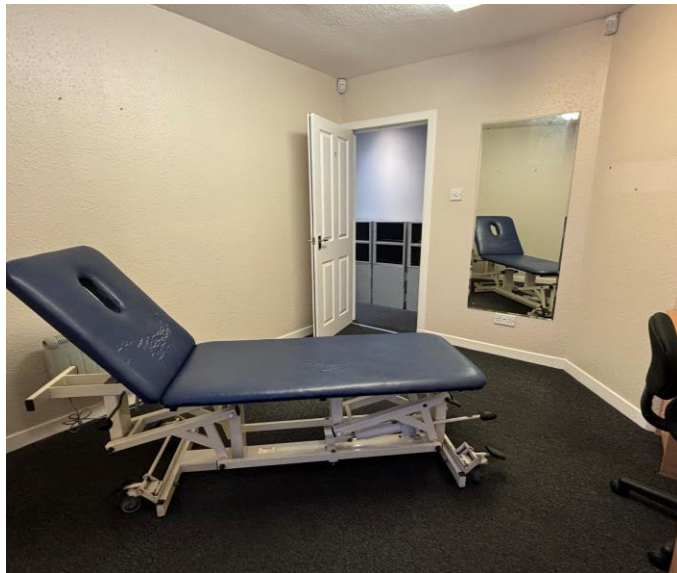
The subjects comprise of the ground floor and basement of a three-storey tenement style property with the upper floors being in residential use. The subjects benefit from display windows to both Westburn Road and Watson Street whilst access to the shop is provided by single door at the corner of the building.

Internally, the subjects provide an open plan sales / reception to the front of the building. This section features a wooden style laminate flooring, with painted walls and ceilings. The unit benefits from ample natural lighting via its return frontage. Towards the rear of the premises in its current layout the subjects provide two partitioned treatment rooms, as well as tea prep and W.C facilities. The premises has most recently been utilised as a physiotherapy practice; however, it would be suitable for a range of retail and professional service-based uses. A fixed stairwell provides access to basement level, which provides additional accommodation suitable for storage purposes.



# Description

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## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	41.18	443
Basement	13.52	146
<b>TOTAL</b>	<b>54.70</b>	<b>589</b>

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

£65,000 exclusive of VAT.

## Rent

£6,000 Per Annum

## Rateable Value

The property is currently entered into the valuation roll for the value of £5,400.

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

## Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of 'D'.

Further information and a recommendation report is available to seriously interested parties on 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 incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## Get in Touch

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



**Shona Boyd**

[Shona.boyd@shepherd.co.uk](mailto:Shona.boyd@shepherd.co.uk)

## Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



## 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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