



**TO LET**

## Retail Premises

Extensive shop frontage in prominent location

100% rates relief available to qualifying applicants

Size: 75.31 sqm (811 sqft)

Rental : £9,000



WHAT 3 WORDS

**39-41 VICTORIA ROAD, TORRY, ABERDEEN, AB11 9LS**

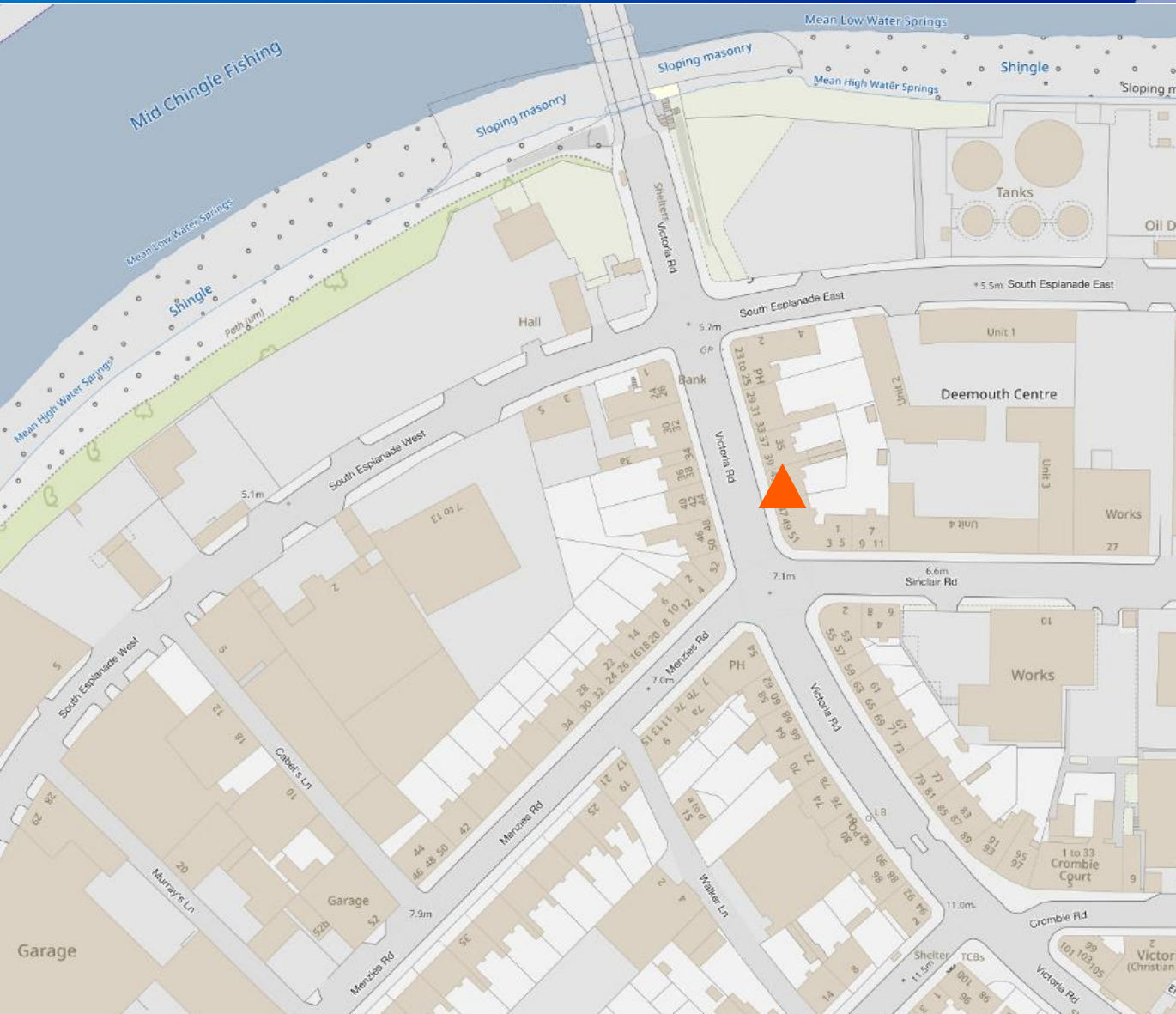
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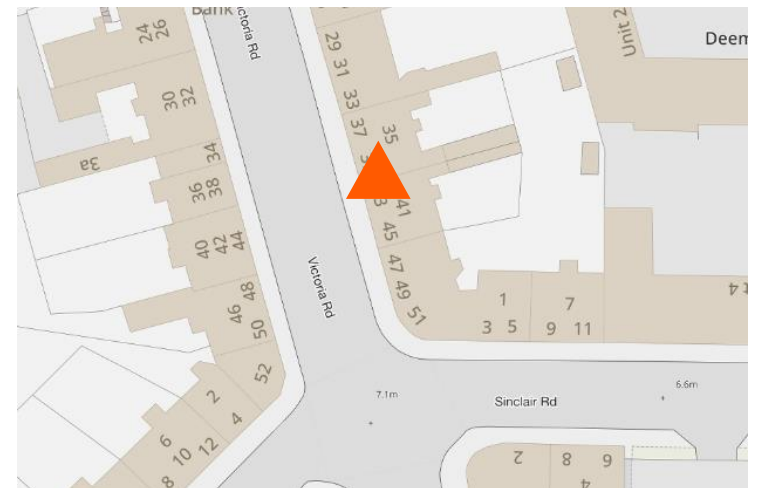
# Location

39-41 VICTORIA ROAD, TORRY, ABERDEEN, AB11 9LS



The subjects are located on the east side of Victoria Road between its junction with Sinclair Road and South Esplanade East. Victoria Road is the main thoroughfare through Torry, and this part of Victoria Road serves as the prime retailing area for the locality, with a mixture of local and national retailers occupying ground floor units, with residential accommodation typically at upper levels.

Torry itself is a suburb which lies just south of the River Dee, a short distance south of Aberdeen city centre, and the harbour area. Commercial occupiers in the vicinity include La Fiamma Stone Baked Pizza, Grampian Bar, and The Cave Barber Shop.



FIND ON GOOGLE MAPS



# Description

39-41 VICTORIA ROAD, TORRY, ABERDEEN, AB11 9LS



The subjects comprise two interconnecting ground floor retail units of a three storey and attic traditional tenement building, beneath a pitched and slated roof. The subjects benefit from two display windows and access is via an aluminium and glazed pedestrian doorway.

Internally, the subjects provide open plan accommodation which is split into two primary sections. The premises would have historically been laid out as two separate shops but have since been converted to present as one larger sized property, suitable for a range of commercial uses. The flooring across the premises is timber, with the walls and ceilings being painted plasterboard. The premises benefits from ample natural lighting via its dual window frontage, with artificial lighting provided via LED strips. To the rear of the premises is tea prep and W.C facilities for staff. Heating to the premises is via wall mounted electric heaters.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	75.31	811

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).



## Rental

£9,000 per annum exclusive of VAT and payable quarterly in advance.

## Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

## Rateable Value

The subjects are currently entered into the Valuation Roll as a shop at a rateable value of £9,600.

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 C.

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**

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### Shepherd Chartered Surveyors

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### 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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