



**VIDEO  
TOUR**

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## RETAIL PREMISES

- > LOCATED WITHIN A COMMERCIAL PARADE IN BRIDGE OF DON'S GRANDHOLM DEVELOPMENT
- > FINISHED TO A MODERN STANDARD
- > RENTAL – £10,000 PER ANNUM
- > PRICE - £100,000
- > SIZE – 67.71 SQM (729 SQFT)
- > 100% RATES RELIEF AVAILABLE FOR QUALIFYING APPLICANTS

**TO LET / FOR SALE**

**UNIT 7, THE VENUE, GRANDHOLM CRESCENT, BRIDGE OF DON, AB22 8AA**

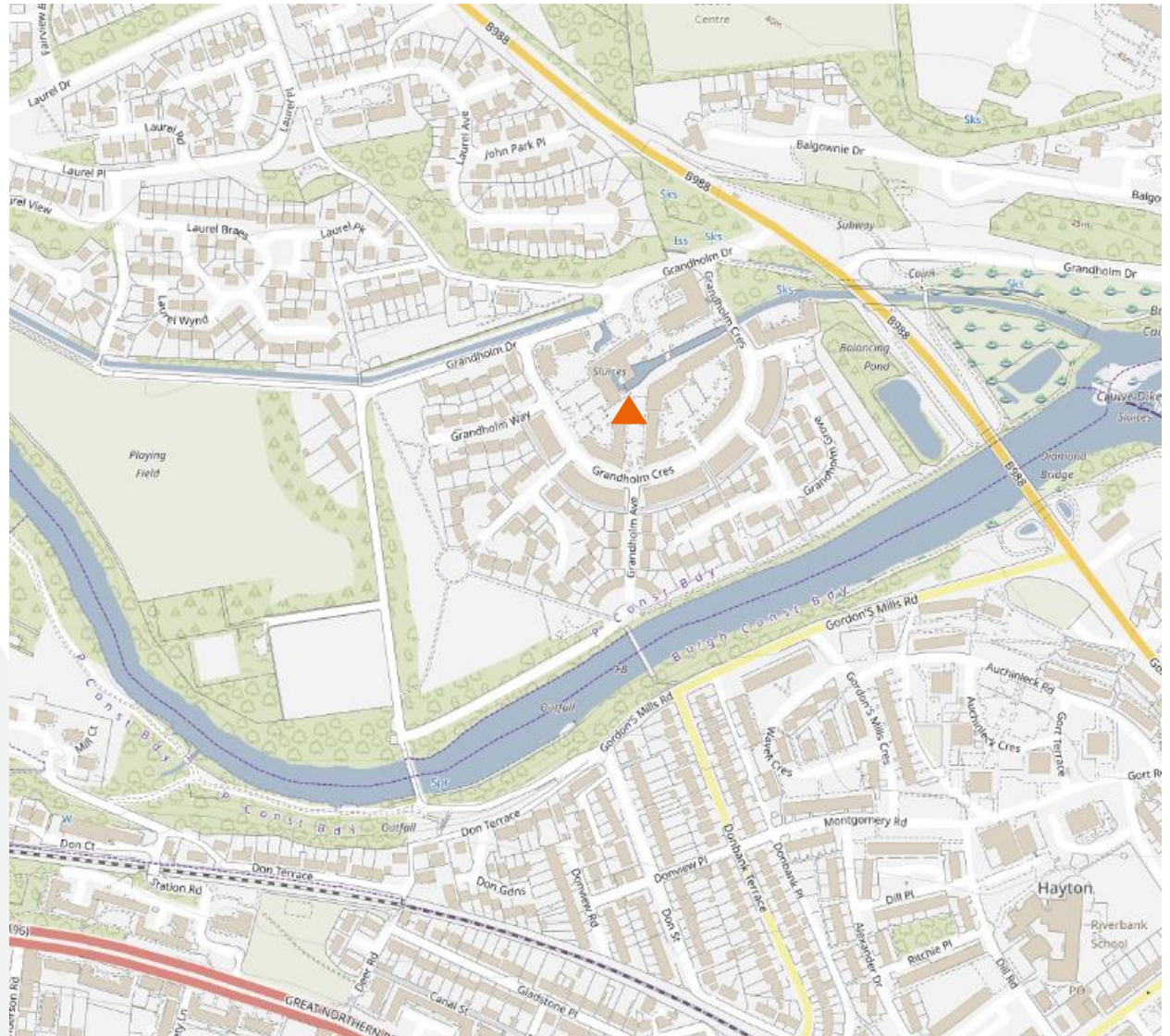
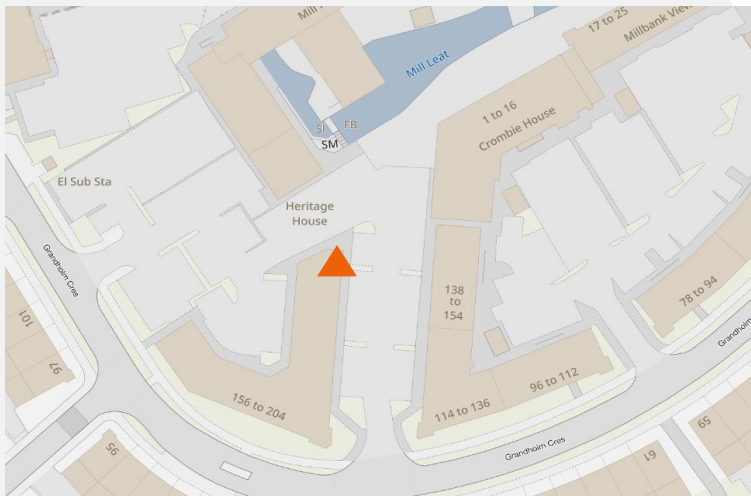
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LOCATION

The subjects are located within the heart of Grandholm Village, a modern, and well-established mixed-use development scheme. Grandholm Village is located immediately adjacent to the River Don to the southwest of Bridge of Don, which itself is north of Aberdeen. The location benefits from the surrounding captive audience from the number of residential dwellings immediately surrounding, as well as quick access to the local and national road networks. The subjects more specifically are located to the east elevation of the car parking area associated with the development.

Given the mixed-use nature of the development there are a range of other commercial occupiers present in the vicinity, including the Grandholm Mini Market, Spectics Robotics and The Granite Spa.



**DESCRIPTION**

The subjects comprise the ground floor of a three-storey block, where the upper levels are residential flats. The unit benefits from an aluminium framed double frontage, which spans across the width of the unit and provides ample natural light. Access to the property is via an aluminium framed pedestrian doorway.

Internally, the subjects are currently laid out to provide a front reception and waiting area for customers. The premises has subsequently been split by partition walls to provide three treatment rooms. There are W.C facilities located to the rear of the property. Although most recently used as a salon/beauticians, the space available would lend itself to a range of commercial occupiers and is in move-in ready condition. The flooring across the premises is finished with a laminate wood style overlay, with walls being of painted plasterboard. The ceiling are suspended acoustic tiles with artificial lighting provided via spotlight fitments. Natural lighting is provided to the premises by the window which spans across the width of the frontage.

Staff and customer parking is abundantly available within the development.



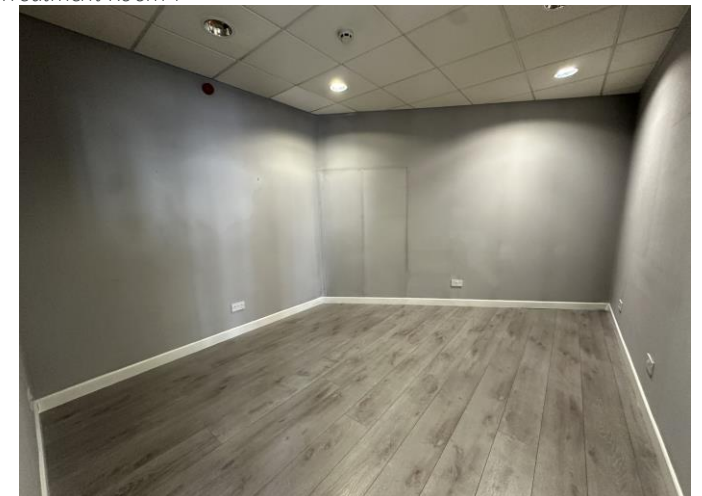
*Front sales/reception*



*Treatment Room 1*



*Treatment Room 2*



*Treatment Room 3*

## ACCOMMODATION

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
TOTAL	67.71	729

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

£10,000 Per Annum.

## PRICE

£100,000 is sought for our client's interest in the premises.

## ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of " ".

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 £8,600 per annum.

The subjects would therefore qualify for 100% small business rates relief. Further information is available on request.

## 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.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.



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

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

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