

RETAIL UNIT

- > GROUND FLOOR RETAIL UNIT
- > SHORT DISTANCE FROM CITY CENTRE
- > SIZE – 39.87 SQM (429 SQFT.)
- > RENTAL – £5,000 PER ANNUM
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS



TO LET

181 VICTORIA ROAD, ABERDEEN, AB11 9NE

CONTACT: Shona Boyd, shona.boyd@shepherd.co.uk 01224 202800 www.shepherd.co.uk

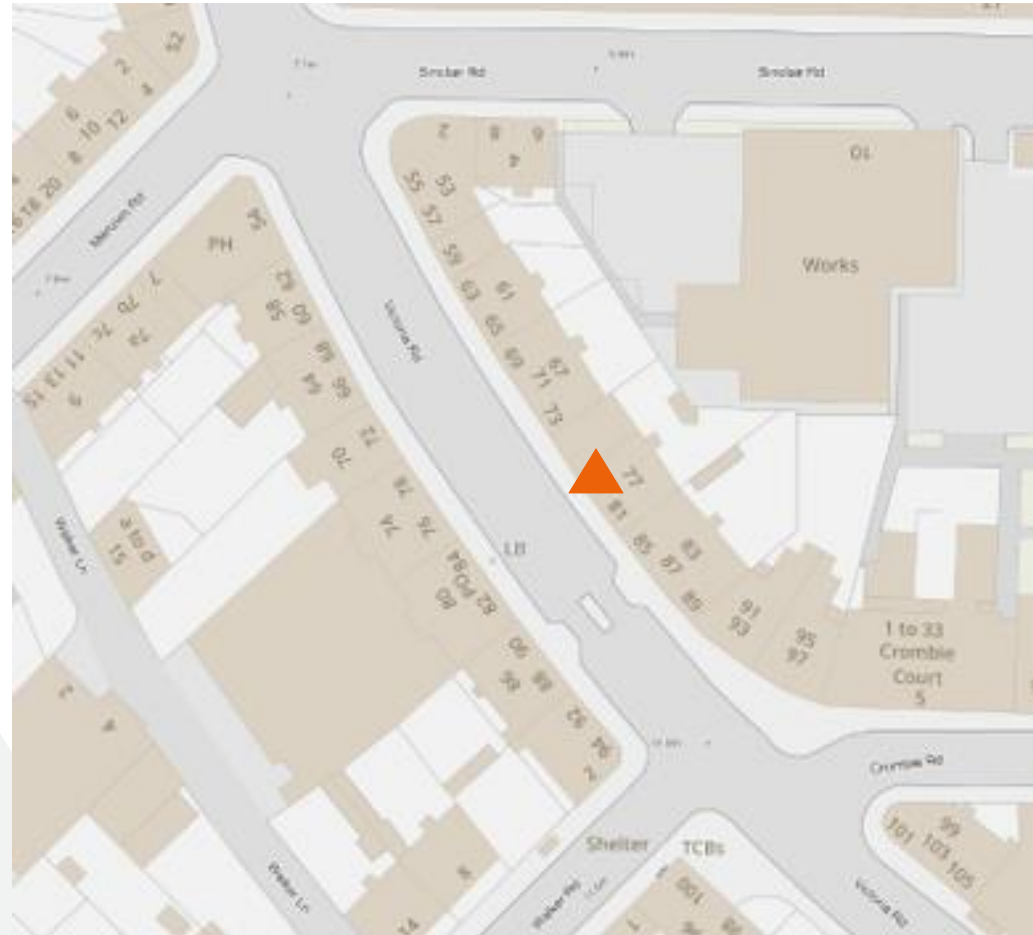


LOCATION

The subjects are situated on the north side of Victoria Road, between Grampian Road and Mansefield Road. Victoria Road is the main thoroughfare through Torry, and this part of Victoria Road serves as the primary 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 Mr Laws Takeaway and Double Impressions

DESCRIPTION

The subject comprises of a ground floor retail unit within a traditional three-storey granite and slate building. The premises has an aluminium framed and single glazed retail frontage, incorporating a pedestrian doorway. Internally, at ground floor level the property provides an open plan sales area to the front, with a further sales/staff area to the rear of the property. The flooring is of suspended design and overlaid with carpet. The walls are finished with painted plaster, and the ceiling incorporates a suspended roof tile system with inbuilt LED lighting. Heating to the property is by way of gas radiators.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Total	39.87	429

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

£5,000 Per Annum

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.

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.

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £4,200 per annum.

The subjects would therefore qualify for 100% small business rates relief should a qualifying occupier be identified.

VAT

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



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 01224 202800 www.shepherd.co.uk

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