

VIDEO  
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## RETAIL PREMISES

- > FINISHED TO A MODERN STANDARD
- > CLASS 1A CONSENT ALLOWING A RANGE OF RETAIL AND PROFESSIONAL SERVICE USES
- > SIZE – 91.25 SQM (982 SQFT.)
- > RENTAL - £13,500 PER ANNUM

TO LET

**UNIT 2, CROMBIE HOUSE, GRANDHOLM CRESCENT, BRIDGE OF DON, ABERDEEN, AB22 8BD**

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





# Retail Unit To Let within Bridge of Don's Grandholm Development

### 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 north elevation of Crombie House, besides Mill Leat.

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 laid out to provide a treatment room to the front, followed by the main retail/service accommodation. To the rear of the unit there is another treatment room, W.C facilities and a kitchen. The flooring is solid and features a wooden style overlay across the premises. The walls are painted/papered plasterboard, with the ceilings being an acoustic suspended design. Artificial lighting is provided throughout via spotlight fitments, with pendant lights at the window boundary.



MAIN RETAIL/SERVICE SPACE



TREATMENT ROOM



MILL LEAT

**ACCOMMODATION**

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
<b>TOTAL</b>	91.25	982

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 & LEASE TERMS**

£13,500 per annum, exclusive of VAT and payable quarterly in advance. The subjects are available on the basis of a new Full Repairing and Insuring Lease of negotiable duration.

**RATEABLE VALUE**

The property is currently entered into the valuation roll for the value of £13,500 per annum.

Qualifying occupants would be eligible for partial relief from the Small Business Bonus scheme.

Further information is available on request or look at the Non-Domestic Rates Calculator here: <https://www.mygov.scot/non-domestic-rates-calculator#/property/>.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects currently have an EPC rating of ' TBC '.

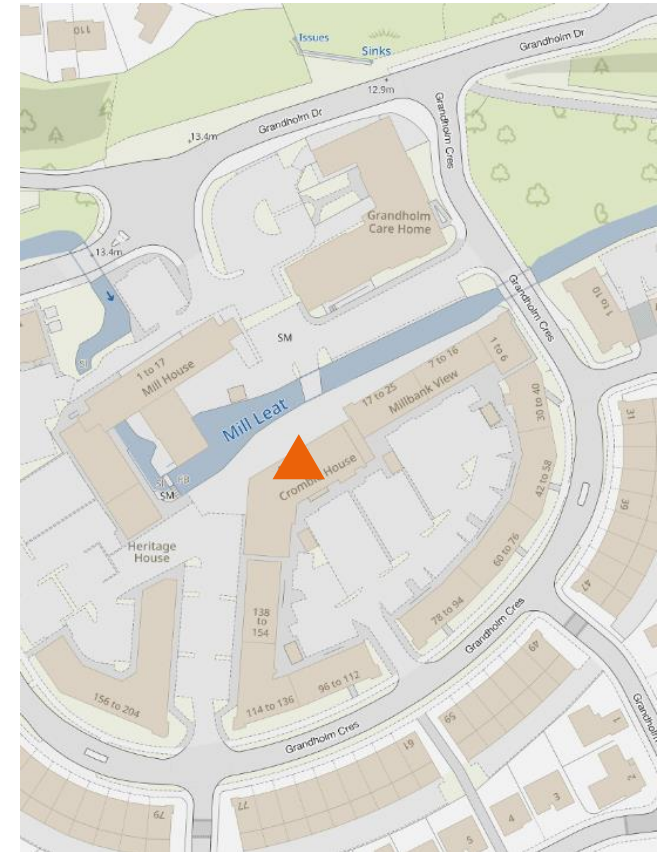
Further information and a recommendations report are available to seriously interested parties upon request.

**VAT**

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

**LEGAL COSTS**

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
 Shona Boyd, [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk)

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