

**VIDEO
TOUR**
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RETAIL UNIT IN CENTRAL LOCATION

- > SITUATED IN CLOSE PROXIMITY TO UNION STREET
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS
- > PRICE - £80,000
- > SIZE – 108.79 SQM (1,171 SQFT)



FOR SALE

53A BON ACCORD STREET, ABERDEEN, AB11 6EB

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LOCATION

The subjects themselves are located on the east side of Bon Accord Street, between its junctions with Bon Accord Lane and Craibstone Lane, in close proximity to Union Street, Aberdeen's principal retail area.

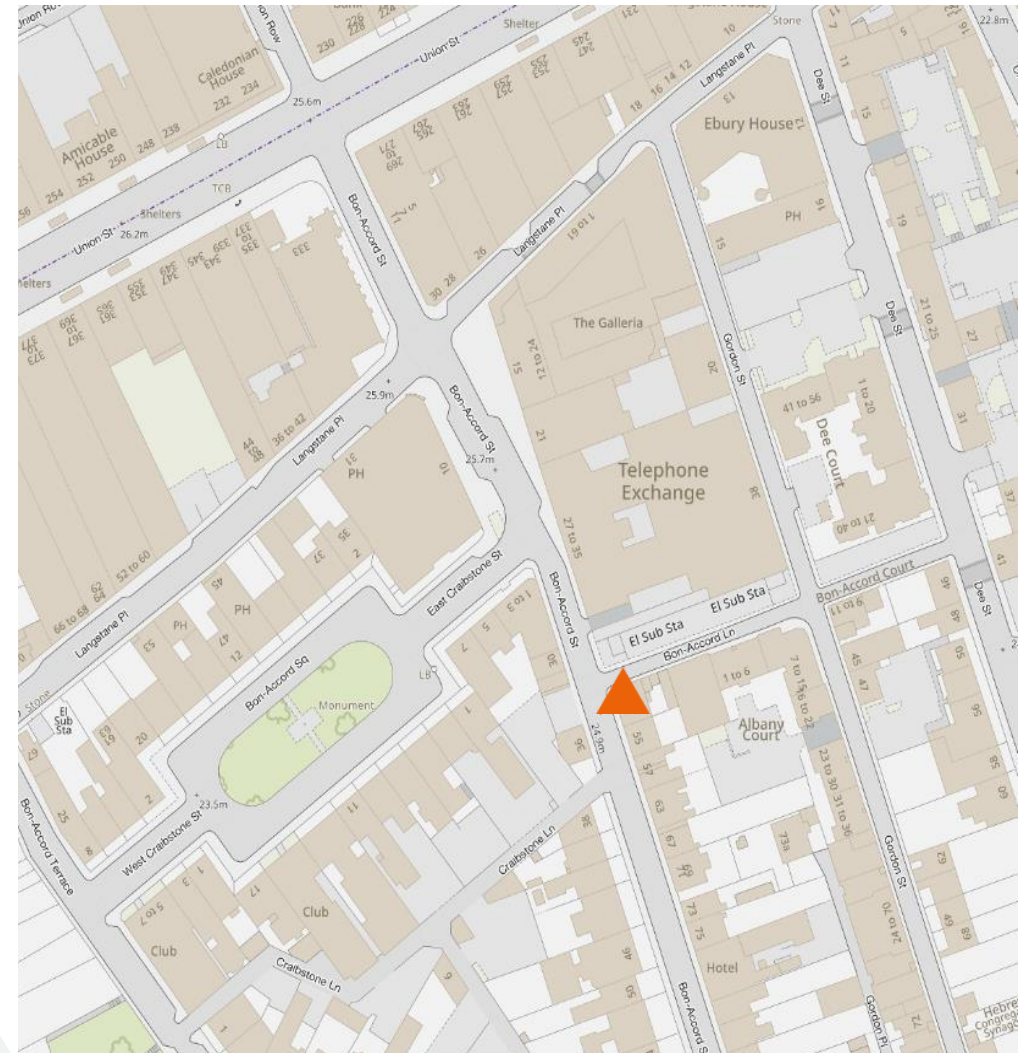
Surrounding properties are in a mix of commercial and residential usage, with commercial occupiers within the vicinity comprising of a variety of local and national occupiers. Nearby occupiers include Slaters Menswear, James & George Collie and Area 51 Hair.

DESCRIPTION

The subjects comprise the ground and basement floors of a two-storey, attic and basement, mid-terraced property. Externally, the subjects are of traditional granite construction, with a pitched slate roof over. The subjects feature a single glazed timber-framed, frontage, with fascia above for signage.

Internally, the unit provides an open plan retail/services area, with a treatment room to the rear. The property is finished to a modern specification, featuring painted plasterboard lined walls and ceilings and wooden style laminate overlay across the floor. Natural lighting is provided via the unit's frontage and artificial lighting is by way of via artificial strip fittings. The basement of the subjects extend below the neighbouring properties, to provide further useable space. This comprises treatment rooms, as well as a staff kitchen, finished to a similar specification to the ground floor. W.C facilities are also available at this level. The subjects are completed via a communal garden to the rear, that can be accessed directly from the property itself.

On-street parking on a metered basis is available within the vicinity, with Bon Accord Square being immediately west of the premises.



Ground Floor



Basement



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Ground Floor	27.72	298
Basement	81.07	873
TOTAL	108.79	1,171

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)

PRICE

£80,000 is sought for our client's interest in the subjects.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a draft Rateable Value of £5,600 from 1st April 2023.

Qualifying occupiers would be eligible for 100% Rates Relief, with further information available on request.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC rating of 'G'.

LEGAL COSTS

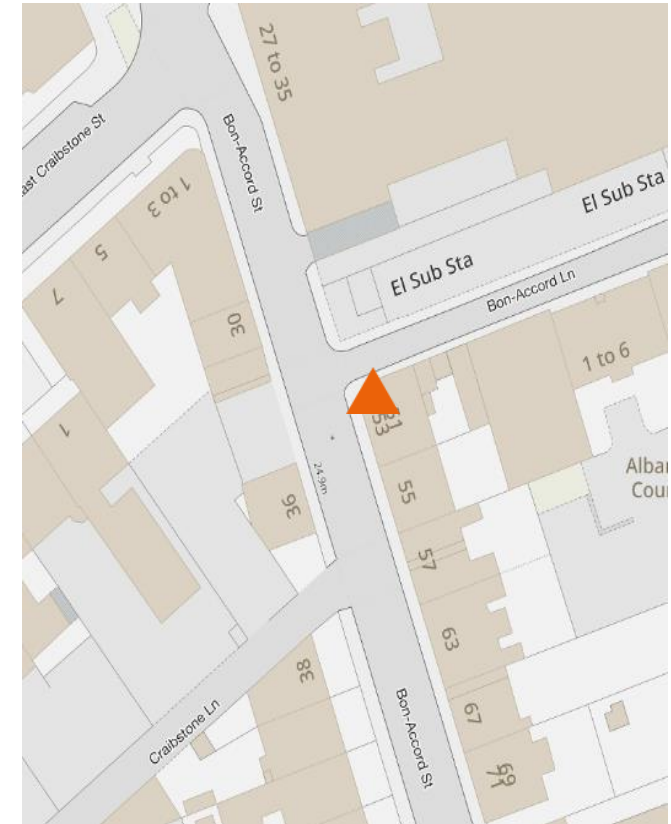
Each party shall be responsible for their own legal costs associated with the transaction with the purchaser being responsible for any LBTT, registration dues etc.

VAT

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

VIDEO TOUR

For a video tour of the property click [here](#)



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
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www.shepherd.co.uk



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