

**FOR SALE**

**RETAIL INVESTMENT  
OPPORTUNITY**

> Prominent Location

> Passing Rent: £8,000 Per  
Annum

> Lease Expiry on September 1<sup>st</sup>  
2028

> Size: 131.08 Sqm (1,411 sqft)

**Price: £85,000**



WHAT 3 WORDS

**50-52 VICTORIA ROAD, ABERDEEN, AB11 9DR**

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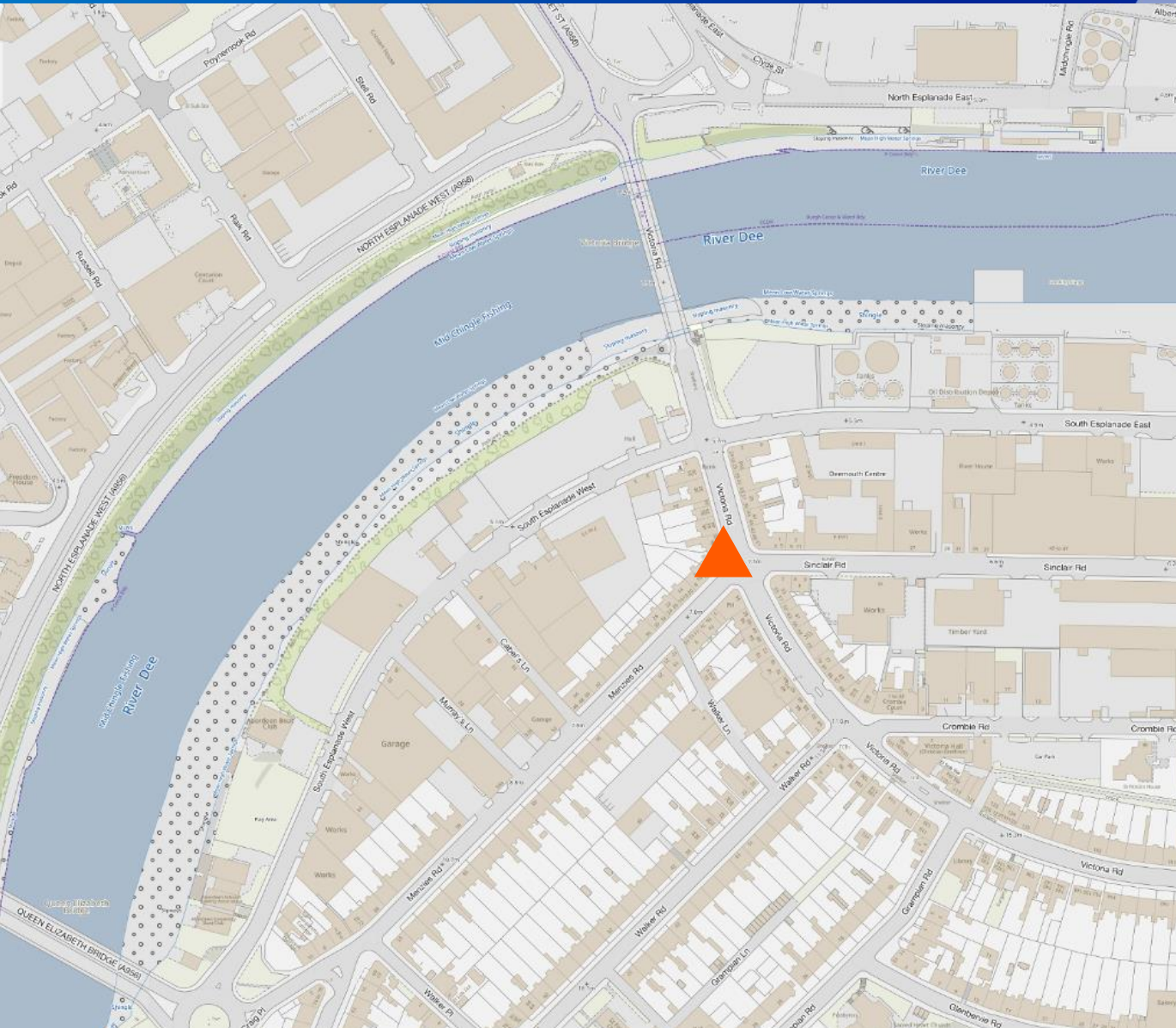






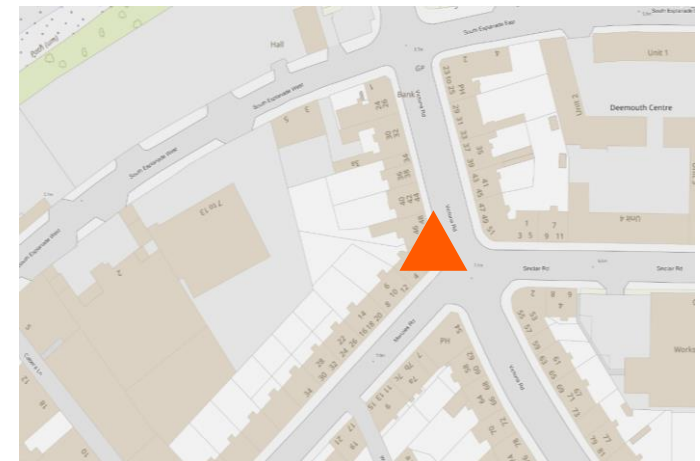
# Location

50-52 VICTORIA ROAD, ABERDEEN, AB11 9DR



The subjects are situated in a prominent corner location on the west side of Victoria Road, where it meets Menzies 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 Mark 1 Signs, Shot n Roll and the Victoria Bar.



Retail Investment Opportunity



FIND ON GOOGLE MAPS





# Description

50-52 VICTORIA ROAD, ABERDEEN, AB11 9DR



The subjects comprise a ground floor and basement retail unit, contained within a three storey and attic building of traditional granite construction. The premises benefits from a return frontage within a location that provides high levels of passing footfall and vehicular traffic.

Internally, the subjects comprise an open plan retailing area which is being utilised as a barber shop by the current tenant. The unit has been finished to a good standard suitable for use by the existing business. The flooring across the premises is a wooden style laminate overlay, with walls being of painted plaster. The ceilings are suspended acoustic tiles and features LED panels to provide artificial lighting. A fixed stairwell provides additional accommodation at basement level.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>TOTAL</b>	<b>131.08</b>	<b>1,411</b>

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).



## Price

£85,000 is sought for our client's interest in the premises.

## Tenancy Details

The subjects are currently passing a rent of £8,000 per annum held on a Full Repairing and Insuring Lease expiring on 1<sup>st</sup> September 2028.

Further information of lease terms are available on request. .

## Rateable Value

The subjects are currently entered into the Valuation Roll as an office at a Rateable Value of £11,000.

## Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of G.

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**

[Shona.boyd@shepherd.co.uk](mailto:Shona.boyd@shepherd.co.uk)

### 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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