

PROMINENT CORNER RETAIL UNIT

- > NET INTERNAL AREA – 370 SQM (3,982 SQFT)
- > RENTAL - £30,000 PER ANNUM
- > CLOSE PROXIMITY TO UNION STREET
- > ADJACENT TO PROPOSED NEW ABERDEEN MARKET



TO LET

18 – 22 MARKET STREET, ABERDEEN, AB11 5PL

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LOCATION

The subjects are located on the west side of Market Street with a return frontage onto Hadden Street. The property benefits from being a short distance from the Market Street & Union Street junction.

Commercial occupiers within the area include Sports Direct, Marks and Spencer, HSBC along with the property being in close proximity to Union Square, St Nicholas & Bon Accord Shopping Centres.

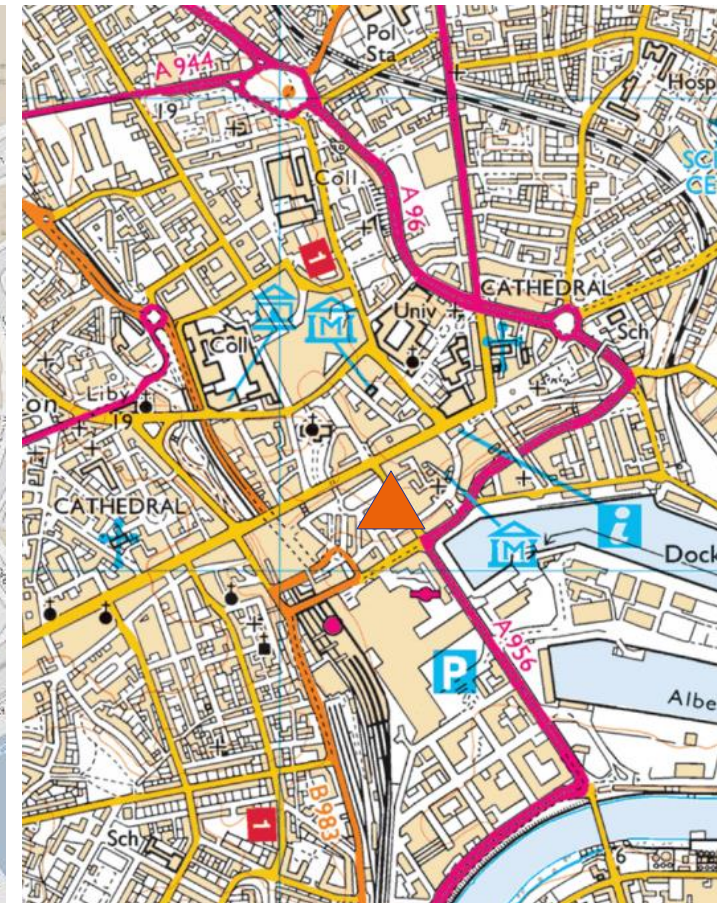
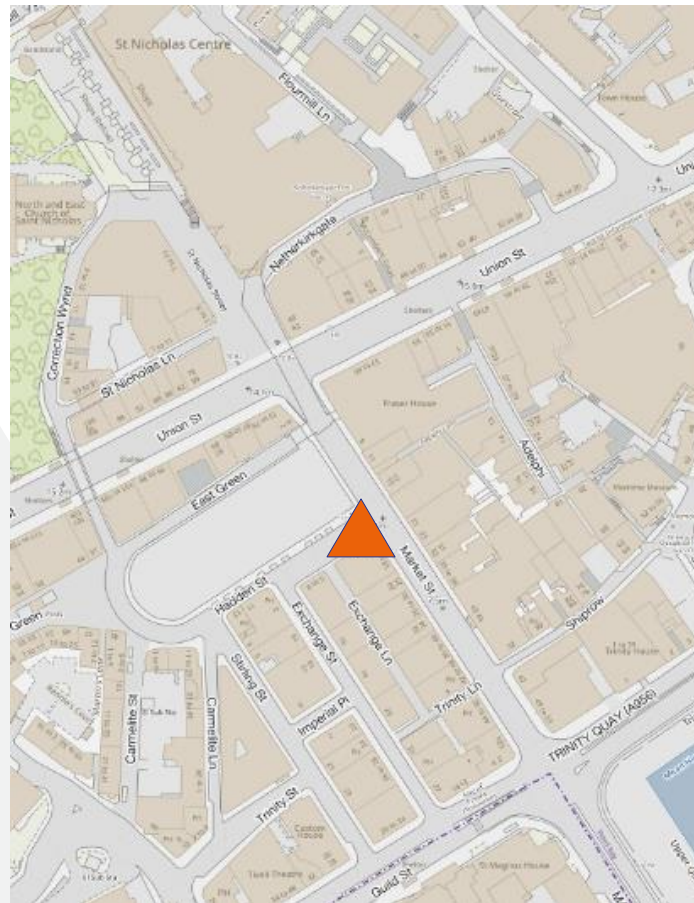
DESCRIPTION

The property comprises of a ground and lower ground floor retail unit situated within a three storey attic and lower ground building of granite and slate construction.

Internally, the property is laid out to provide a retail sales area at ground floor with the lower ground floor previously being utilised as treatment rooms, storage, male and female toilets along with staff areas.

At ground floor,, the flooring has been overlaid in a vinyl with the ceiling being predominately suspended acoustic tile incorporating light fitments. The walls are plasterboard and have been painted or lined in wallpaper.

The lower ground floor is accessed towards the rear of the property with the flooring being a mixture of carpet and vinyl, with the walls and ceilings being painted plasterboard.



ACCOMMODATION

The unit provides the following accommodation which has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

ACCOMMODATION	SQM	SQFT
Ground Floor	210	2,260
Lower Ground Floor	160	1,722
Total	370	3,982

SERVICES

All mains services are installed.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £34,500pa.

An incoming occupier would have the opportunity to appeal the Rateable Value.

The Uniform Business Rate for 2023/2024 is 49.8p in the £.

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

VAT

All figures quoted are exclusive of Value Added Tax.

RENTAL

£30,000 per annum, exclusive.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

ENTRY

Immediately upon completion of legal formalities.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

OFFERS & VIEWINGS

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis



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

Shepherd Chartered Surveyors | 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800

James Morrison james.morrison@shepherd.co.uk | 01224 202 836

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