



**FOR SALE**

## RETAIL PREMISES

Established city centre location  
in close proximity to the West  
End

Suitable for a variety of  
commercial uses

Size – 113.23 SQM (1,219 SQFT)

Price - Offers over £175,000



WHAT 3 WORDS

**25 ROSE STREET, ABERDEEN, AB10 1TX**

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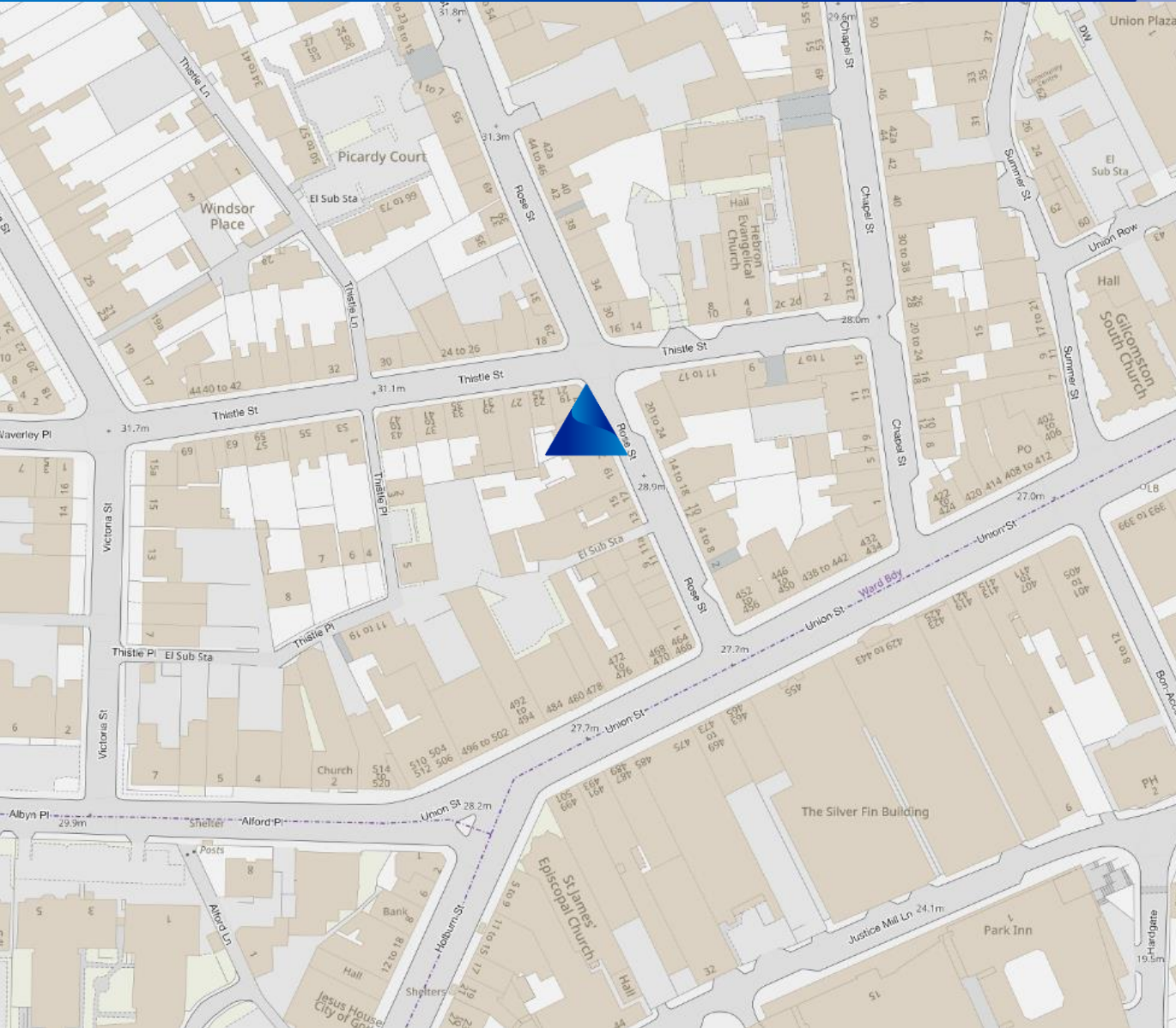






# Location

25 ROSE STREET, ABERDEEN, AB10 1TX



The subjects are located on the west side of Rose Street close to its junction with Thistle Street. Rose Street is situated in a prominent city centre location, meeting Union Street, Aberdeen's main commercial thoroughfare, at its south junction. This prime location benefits from high levels of pedestrian and vehicular passing traffic, as well as being close to all of the main public transport links and road networks.

The surrounding area is predominantly commercial in nature, with retail and takeaway being the main uses. Nearby occupiers include Hamish Munro, Marmaris, Bloom Salon, and Thistle Sports.

Pay and display car parking is available in the surrounding area.



## Retail Premises



FIND ON GOOGLE MAPS





# Description

25 ROSE STREET, ABERDEEN, AB10 1TX



The subjects comprise of a traditional ground floor and basement retail unit with two large display windows and a central recessed double door entrance and signage fascia above.

Internally, the accommodation provides open plan retailing accommodation at ground floor level with two partitioned offices and a W.C to the rear.

A timber staircase leads from the ground floor to the basement area that is utilised for storage purposes.

## Accommodation

|                     | m <sup>2</sup> | ft <sup>2</sup> |
|---------------------|----------------|-----------------|
| <b>Ground Floor</b> | 67.55          | 727             |
| <b>Basement</b>     | 45.68          | 492             |
| <b>TOTAL</b>        | <b>113.23</b>  | <b>1,219</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

Offers over £175,000

## Rateable Value

The Rateable Value as of April 1st 2023 for the subjects is shown on the Scottish Assessors' website as £16,500.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

## Energy Performance Certificate

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

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:



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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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