



TO LET

Retail/Licensed Premises

Prime City Centre Location

Provisional licensed café consent including an external terrace

Located within established shopping centre

Size – 122.56 sqm (1,319 sqft)

Passing Rent: £30,000 per annum

Premises License Premium: Offers Invited

VIRTUAL TOUR 

UNIT W9B, ST NICHOLAS CENTRE, ABERDEEN, AB10 1HW

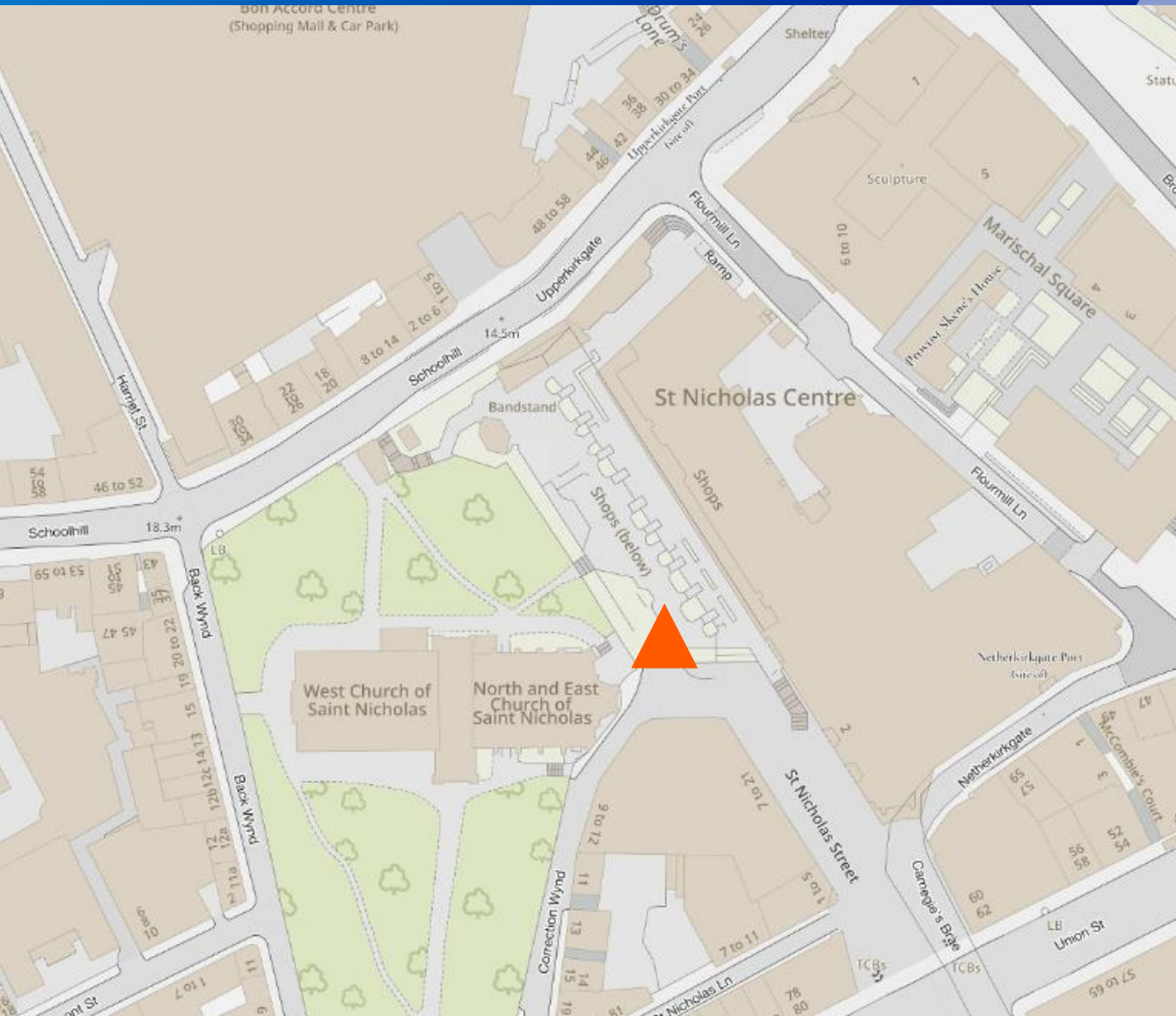
CONTACT: Shona Boyd, shona.boyd@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

UNIT W9B, ST NICHOLAS CENTRE, ABERDEEN, AB10 1HW



The subjects are located within the heart of Aberdeen City Centre, forming part of the St Nicholas shopping centre. The unit therefore benefits from the cities main transport links, amenities and passing footfall.

More specifically the subjects are located on the south side of the St Nicholas Centre and benefits from both internal and external access. Surrounding occupiers include Five Guys, Marks and Spencer's, TSB and Schuh.



City Centre Retail/Hospitality Premises

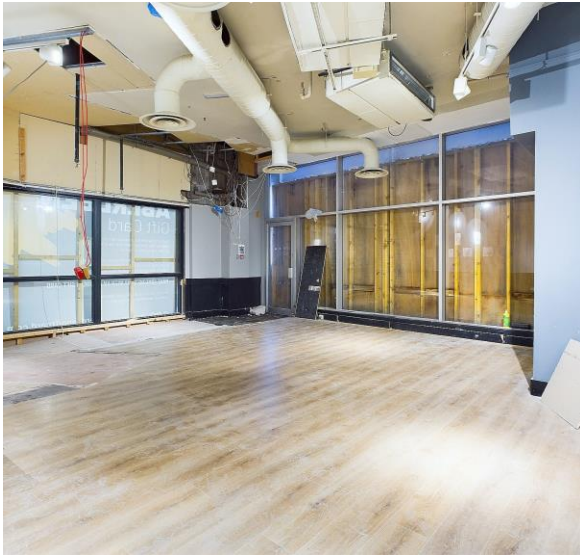


FIND ON GOOGLE MAPS



Description

UNIT W9B, ST NICHOLAS CENTRE, ABERDEEN, AB10 1HW



The subject comprise a ground floor and basement unit. This specific unit benefits from a frontage which can be accessed internally from the centre, as well as pedestrian access externally from St Nicholas Street.

The premises has been occupied previously by a national coffee chain, and more recently has obtained provisional consent for a licensed café with 39 covers internally. The license also includes consent for outside seating for a further 15 covers. Therefore, the subjects would be suitable for range of commercial uses, including those falling within the hospitality sector.

Accommodation

	m ²	ft ²
Ground Floor	61.42	661
Basement	61.14	658
TOTAL	122.56	1,319

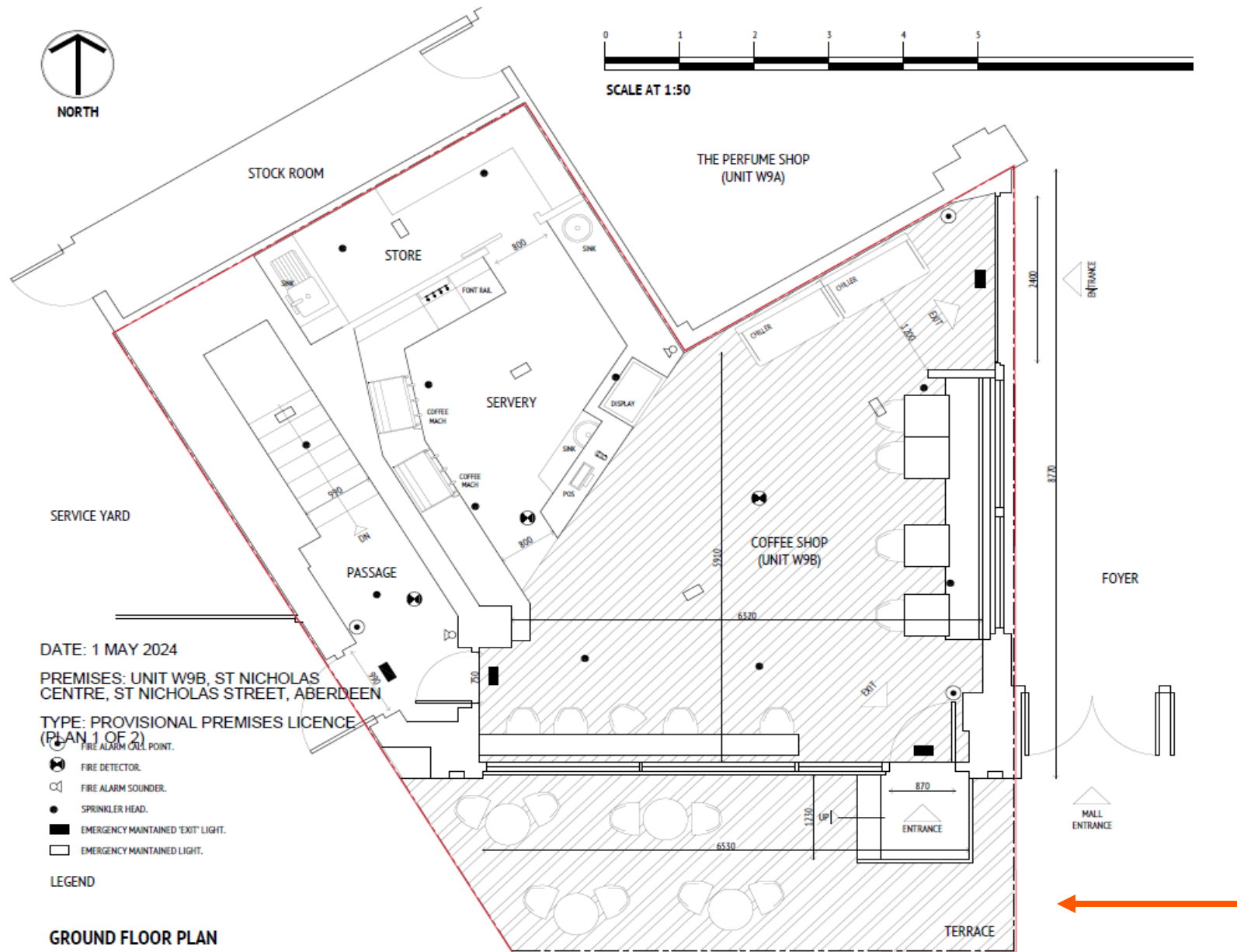
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





Premises License Plans

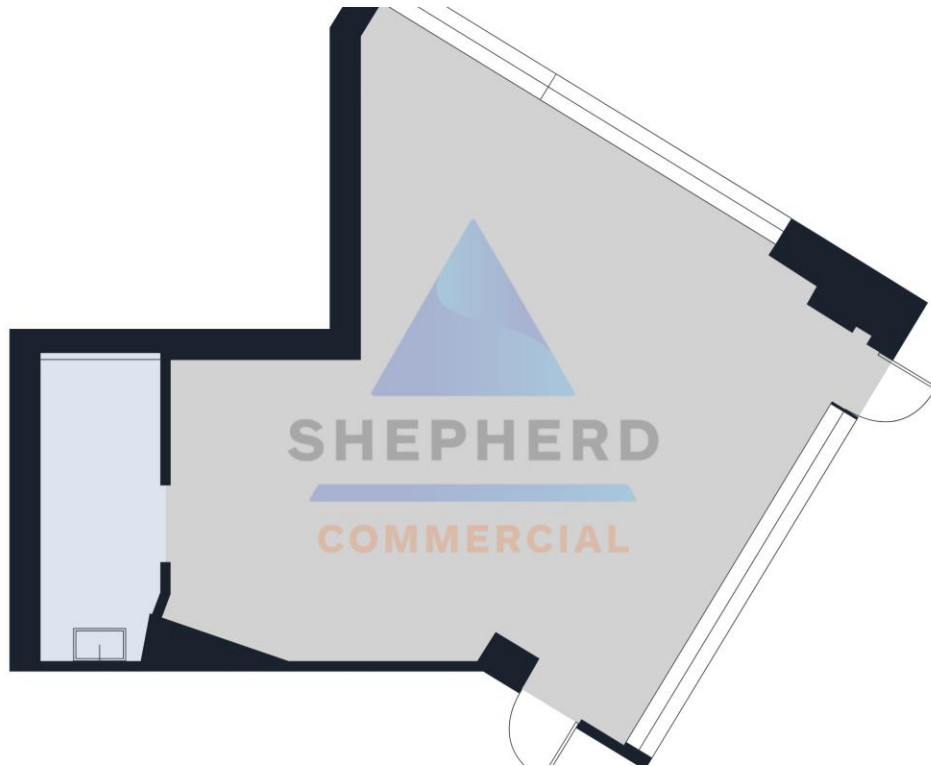
UNIT W9B, ST NICHOLAS CENTRE, ABERDEEN, AB10 1HW



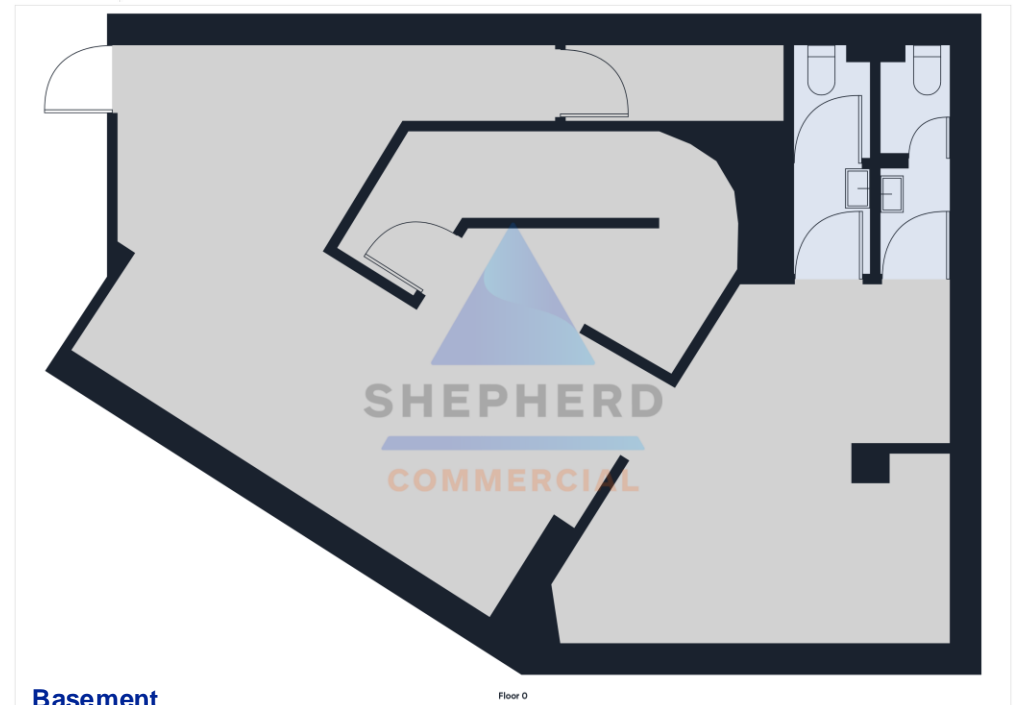


Floor Plans

UNIT W9B, ST NICHOLAS CENTRE, ABERDEEN, AB10 1HW



Ground Floor



Basement

Floor 0



Rental

The passing rent is £30,000 per annum.

Lease Terms

The subjects are held on a license to occupy expiring 14th January 2034. Further details are available on request,

It is our client's intention to assign their interest but consideration will be given to a sub-lease.

License

The premises holds a provisional premises license. Offers are invited for the premium to operate under this license.

Further details are available on request.

Rateable Value

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £25,000 per annum.

360 Degree Tour



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE OCTOBER 2024

Energy Performance Certificate

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

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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