



TO LET

Retail Premises

Size – 98.47 Sqm (1,060 Sqft)

In close proximity to North East Scotland College

100% Rates Relief available to qualifying occupiers

Rental: £9,000 per annum



WHAT 3 WORDS

152-154 GALLOWGATE, ABERDEEN, AB25 1DT

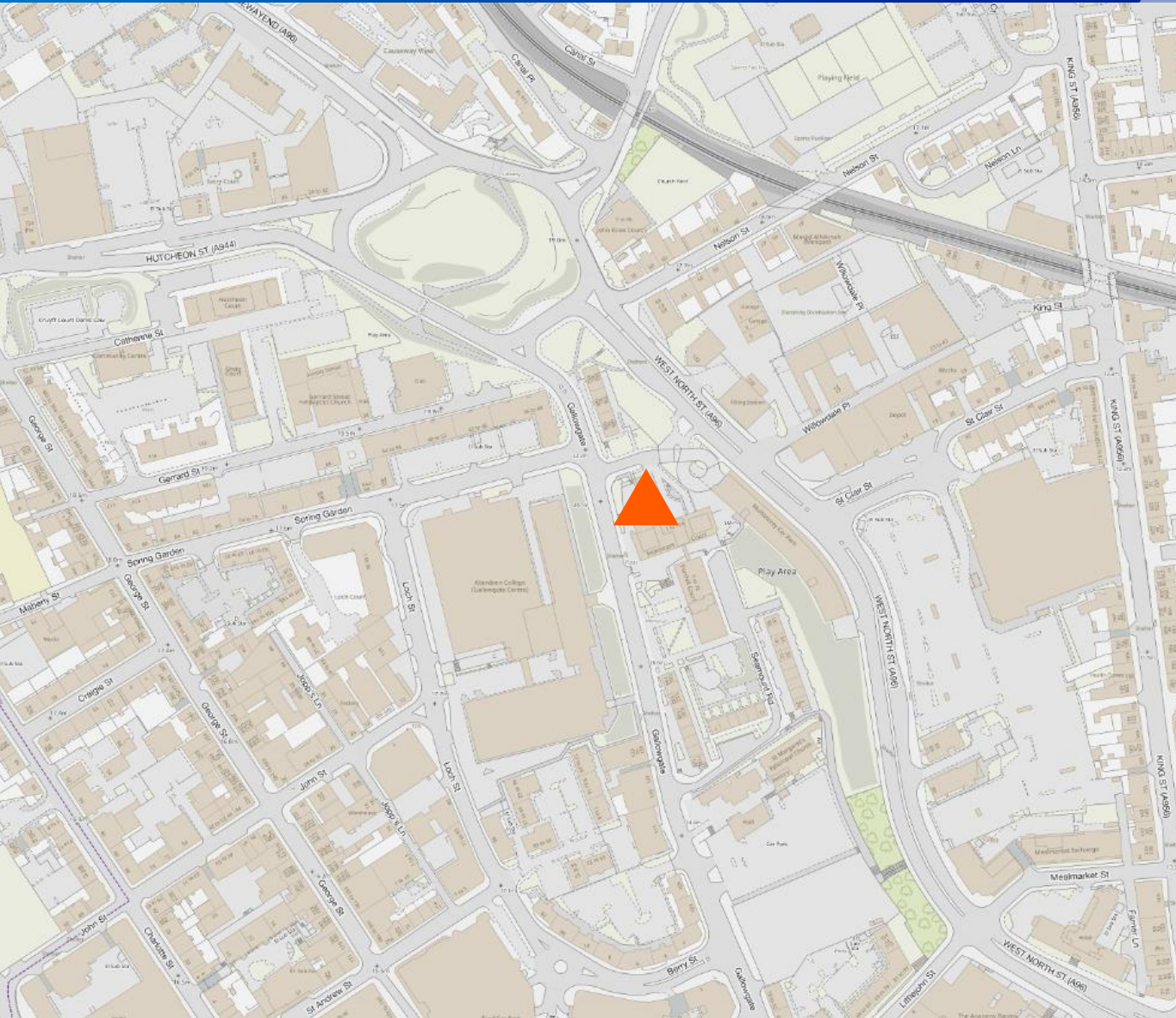
CONTACT: Shona Boyd shona.boyd@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

152-154 GALLOWGATE, ABERDEEN,
AB25 1DT



The property is located on the east side of Gallowgate, which forms part of a small parade of commercial units. The subjects are in a central location and therefore benefits from close proximity to local and national road networks, as well as public transport networks.

The area is mixed use in nature, with a number of residential flatted developments in the vicinity, along with the Aberdeen City Campus for North-East Scotland College being directly opposite. Commercial occupiers within the retail parade include Premier Stores and Donian Takeaway.

Retail Premises in Aberdeen City



FIND ON GOOGLE MAPS



Description

152-154 GALLOWGATE, ABERDEEN,
AB25 1DT



The subjects comprise a ground and basement premises of a single story, flat roofed mid-terrace unit of reinforced concrete and brick construction. Externally, the unit features a timber framed glass display frontage and a recessed pedestrian doorway.

Internally, the ground floor provides open plan sales / service area with a single W.C. to the rear. Natural light is provided by the display frontage.

The premises has most recently been used as a café, however, would be suitable for a range of retail and professional service-based occupiers. Further accommodation is available at basement level suitable predominantly for storage purposes.

Accommodation

	m ²	ft ²
Ground Floor	74.91	806
Basement	23.56	254
TOTAL	98.47	1,060

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).



Rental

£9,000 per annum exclusive of VAT and payable quarterly in advance.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

Rateable Value

The subjects are currently entered into the Valuation Roll at a rateable value of £10,000.

The subjects would therefore qualify for 100% Small Business

Rates Relief should a qualifying occupier be identified.

Energy Performance Certificate

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

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

As is our client's standard practice the Tenant will bear Landlord's legal costs. Further information is available on request.

The tenant will be liable for Registration Fees for registering the lease in The Books of Council and Session amounting to £44 (incl. VAT).

The tenant will be liable for any LBTT where 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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