



67/71 The Green, Aberdeen, AB11 6NY

City Centre Location

- Ground & Basement
- Well Presented Unit
- 4,373sq ft
- Rent: o/o £26,000p.a.
- Price: £240,000

LOCATION

Aberdeen is Scotland's third largest city, with a population of around 230,000 people and is widely regarded as the energy capital of Europe. The city, which is located in the north-east of Scotland, has two universities, with a combined student population of around 30,000 students.

PROPERTY

The property forms a ground floor commercial unit set within a larger 3 storey mixed use granite development.

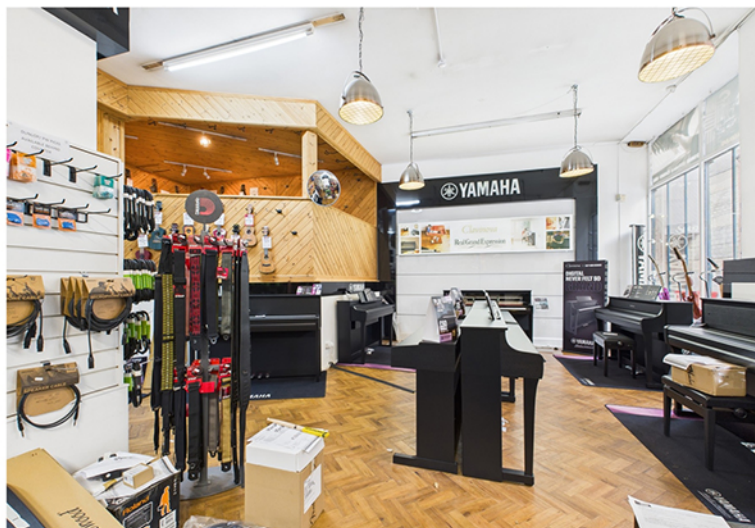
The property offers dual display windows flanking the central access doorway. Internally the property is presented in an open plan retailing layout with partitioned stores and w.c to the rear.

AREA

Ground: 240.8sqm (2,592sq ft)
Bsm: 165.5sqm (1,781sq ft)
Total: 406.3sqm (4,373sq ft)

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £26,000p.a



67/71 The Green, Aberdeen, AB11 6NY

City Centre Location

SALE

The property is available on a freehold basis for £240,000

V.A.T

Figures quoted exclusive of V.A.T

LEGAL

Each party shall bear their own legal costs incurred in the transaction

E.P.C

Available on request

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.