

TO LET

Retail Premises

Prominent Corner Position In
Popular Rosemount
Neighbourhood

Suitable For A Variety Of Uses

Size: 125.39 Sqm (1,350 Sqft)

Rental: £22,000 Per
Annum

VIRTUAL TOUR 

218 – 220 ROSEMOUNT PLACE, ABERDEEN, AB25 2XR

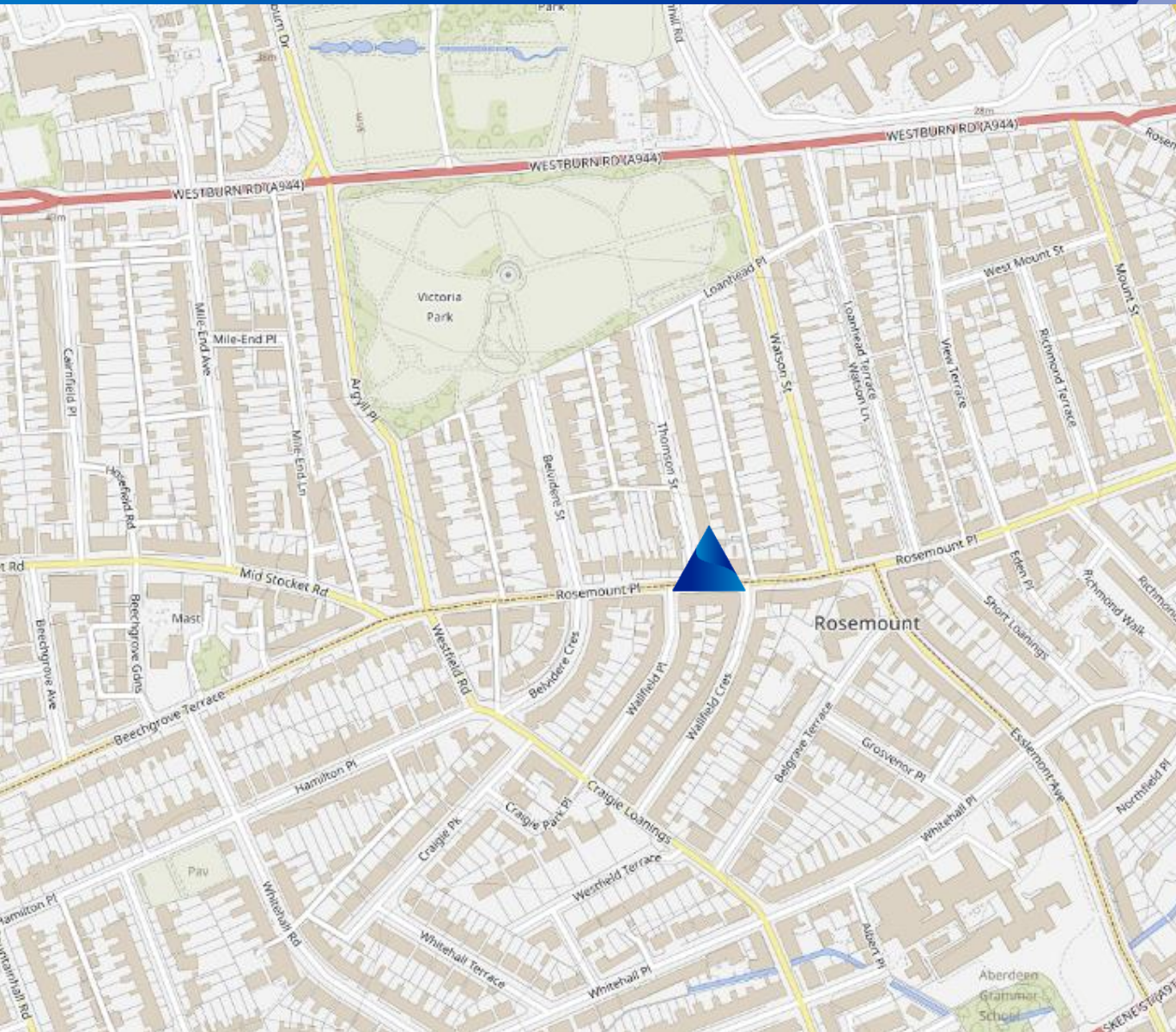
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Location

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The subjects are located within the Rosemount Area of Aberdeen, a well-established retailing location, to the immediate north of the City Centre. Proximity to the city centre provides easy access via public transport links, by foot and by car.

The subjects themselves stand on the north side of Rosemount Place, at its junction with Thomson Street. The surrounding occupiers are a mix of commercial/retail uses at ground floor with residential above.

Nearby commercial occupiers include Rosemount Market, Northwood, Tax Assist and Fearless Coffee.



FIND ON GOOGLE MAPS



Description

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The property comprises the ground floor of a three storey and attic, tenement property of traditional granite and slate construction. The subjects benefit from extensive frontage to both Rosemount Place and Thomson Street, with a pedestrian entrance doorway providing access from Thomson Street.

Internally the unit provides open plan retailing accommodation with ancillary office, male and female w.c. facilities and a tea prep to the rear. The property has recently been refurbished to present in white box specification ready for a tenant's fit out.

There is a separate rear storage building which is in basic condition.

Accommodation

	m ²	ft ²
Ground Floor	101.51	1,093
Rear Store	23.80	257
TOTAL	125.39	1,350

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).



The Detail

218 – 220 ROSEMOUNT PLACE, ABERDEEN, AB25 2XR

Rental

£22,000 per annum.

Lease Terms

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

Rateable Value

The Rateable Value as of 1st April 2023 is shown on the Scottish Assessors' website as £18,250.

Eligible occupiers will be able to obtain rates relief via the Small Business Bonus Scheme.

Energy Performance Certificate

The subjects have a current energy performance rating of 'B'.

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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Shepherd Chartered Surveyors

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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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