

# Ryden

TO LET /  
FOR SALE

PROMINENT CITY CENTRE  
RETAIL UNIT

36.50 SQ M (393 SQ FT)



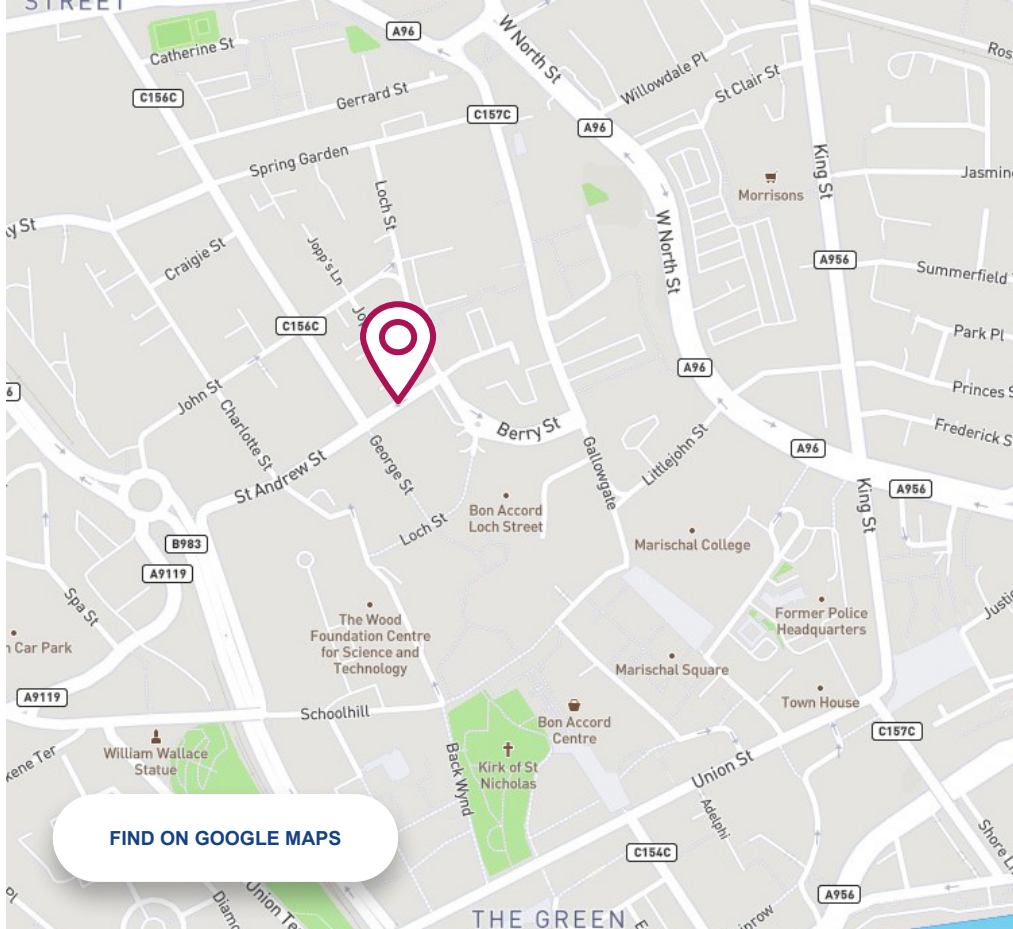
9 ST ANDREW  
STREET  
ABERDEEN  
AB25 1BQ

PROMINENT CITY CENTRE  
LOCATION CLOSE TO  
THE BON ACCORD  
SHOPPING CENTRE

EXCELLENT DISPLAY  
WINDOWS / FRONTAGE

AVAILABLE IMMEDIATELY

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



## LOCATION

The property is located on the north side of St Andrew Street, directly opposite the former John Lewis Department Store and close to the junction with George Street.

Surrounding occupiers are predominantly retail occupiers which include; Craigdon Mountain Sports, Finnies the Jeweller, Greggs and Indigo Sun.

The subjects also benefit from being in close proximity to The Bon Accord Shopping Centre and the Gallowgate Campus of the North East of Scotland College.

## DESCRIPTION

The property comprises a ground floor retail unit within a four storey building of granite construction with a slate roof. The unit benefits from excellent display windows/frontage onto St Andrew Street.

Internally, the unit is fitted out as an open plan sales area. Finishes generally include vinyl flooring, plastered and painted walls/ceilings, a mix of LED and spot lighting, electric heating and WC facilities.

## ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	36.50	393

## RATEABLE VALUE

We are advised that the subjects are currently entered in the Valuation Roll with a Rateable Value of £8,000 effective from 01-APR-23.

Occupiers may benefit from 100% rates relief if qualifying for the Small Business Bonus Scheme (SBBS). More details are available upon request.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of G. A copy of the EPC and Recommendation Report can be provided upon request.

## RENT

£12,000 per annum. No VAT will be payable on the rent.

## PRICE

On application.

## ENTRY

Immediate upon conclusion of legal missives.

## VAT

It is our understanding that VAT will be payable on all monies due under the lease.

## LEGAL COSTS

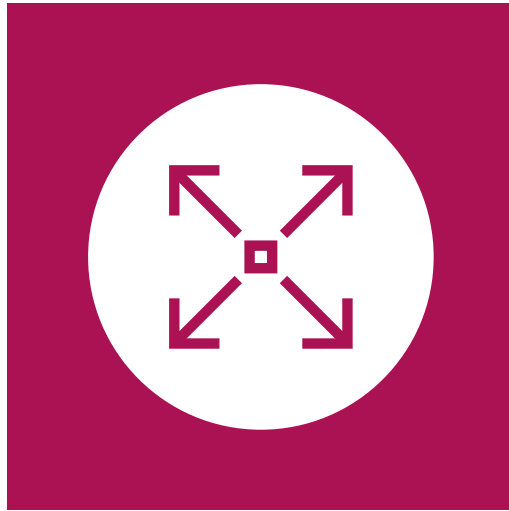
Each party will be responsible for their own legal costs incurred, with the ingoing tenant or purchaser being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.

## ANIT-MONEY LAUNDERING (AML)

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

**THE SUBJECTS  
BENEFIT FROM  
BEING IN CLOSE  
PROXIMITY  
TO THE BON  
ACCORD  
SHOPPING  
CENTRE**





**TO LET/  
FOR SALE  
PROMINENT CITY  
CENTRE RETAIL  
UNIT  
36.50 SQ M  
(393 SQ FT)**



**9 ST ANDREW  
STREET  
ABERDEEN  
AB25 1BQ**

# GET IN TOUCH

Please get in touch with our letting agent for more details.

**Erin Chessor**

T 07570 382 544

E [erin.chessor@ryden.co.uk](mailto:erin.chessor@ryden.co.uk)

**Scott Farquharson**

T 07384 543 094

E [scott.farquharson@ryden.co.uk](mailto:scott.farquharson@ryden.co.uk)

**Ryden**

The Capitol  
431 Union Street  
Aberdeen  
AB11 6DA  
01224 588 866

[ryden.co.uk](http://ryden.co.uk)

# Ryden

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