



TO LET

**Hot Food Takeaway
Premises**

**In Close Proximity to Union
Street**

Size – 94.86 SQM (1,021 SQFT)

**Rates Relief Available Via the
Small Business Bonus Scheme**

Rent - £13,000 per annum

VIRTUAL TOUR 

3-5 ASHVALE PLACE, ABERDEEN, AB10 6QD

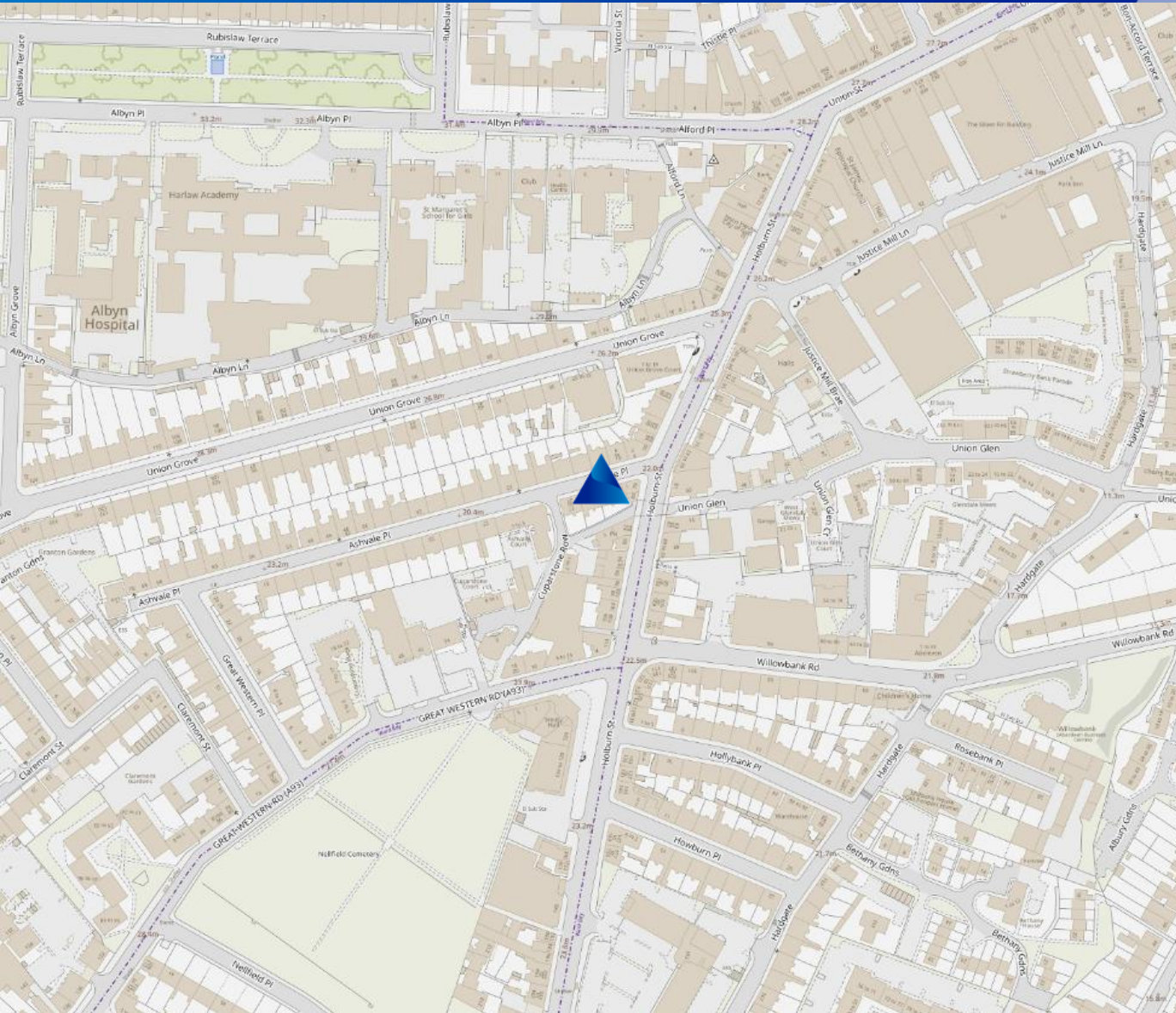
CONTACT: Melanie Grant melanie.grant@shepherd.co.uk | 01224 202800 | shepherd.co.uk
James Cavanagh james.Cavanagh@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location and Description

3-5 ASHVALE PLACE, ABERDEEN, AB10 6QD



The subjects are located on the south side of Ashvale place, close to its junction with Holburn Street in Aberdeen City Centre. Holburn Street is one the main arterial roads in and out the city centre to the south, as a consequence the subjects benefit from excellent public and private transport links.

The surrounding area is mainly residential, with the ground floor of the neighbouring tenements providing retail use. Metered on street parking is available within the area. Occupiers within the nearby vicinity include Alpine Bikes, Shazink Tattoo Studio, William Hill and Christina Hair and Beauty Salon.



FIND ON GOOGLE MAPS



Description

3-5 ASHVALE PLACE, ABERDEEN, AB10 6QD



The subjects comprise part of the ground and lower ground floor of a four storey basement and attic traditional style tenement building of granite construction with a pitched and slated roof. The property itself comprises a double shop front unit benefitting from two aluminium framed glazed windows and two glazed pedestrian doors. In addition there is signage above.



The subjects have most recently been utilised for hot food takeaway purposes. Internally, the subject provides an open plan sales area and kitchen. To the side of this area is a further kitchen leading to food preparation and storage area. Toilet facilities are located to the rear of the storage area. There is a mix of vinyl and tiled flooring throughout. The sales and kitchen areas have easy wipedown panel walls, with a mix of painted plaster and painted tile covered walls in the food preparation and storage areas. Artificial lighting is provided by a mix of spotlight and fluorescent strip lighting throughout. There is additional space at basement level which provides further accommodation for storage purposes.



Accommodation

	m ²	ft ²
Ground Floor	49.77	535
Lower Ground Floor	45.09	485
TOTAL	94.86	1,020

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

A rental of £13,000 per annum is sought. As standard practice this will be payable quarterly in advance.

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £13,000.

Partial Small Business Bonus Rates Relief may be available to qualifying tenants and parties should contact the local authority as to their eligibility.

Energy Performance Certificate

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

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 shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues etc.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Melanie Grant

melanie.grant@shepherd.co.uk



James Cavanagh

James.cavanagh@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



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.

shepherd.co.uk