

Ryden

TO LET

PROMINENT CITY CENTRE RETAIL
UNIT

46.39 SQ M (499 SQ FT)



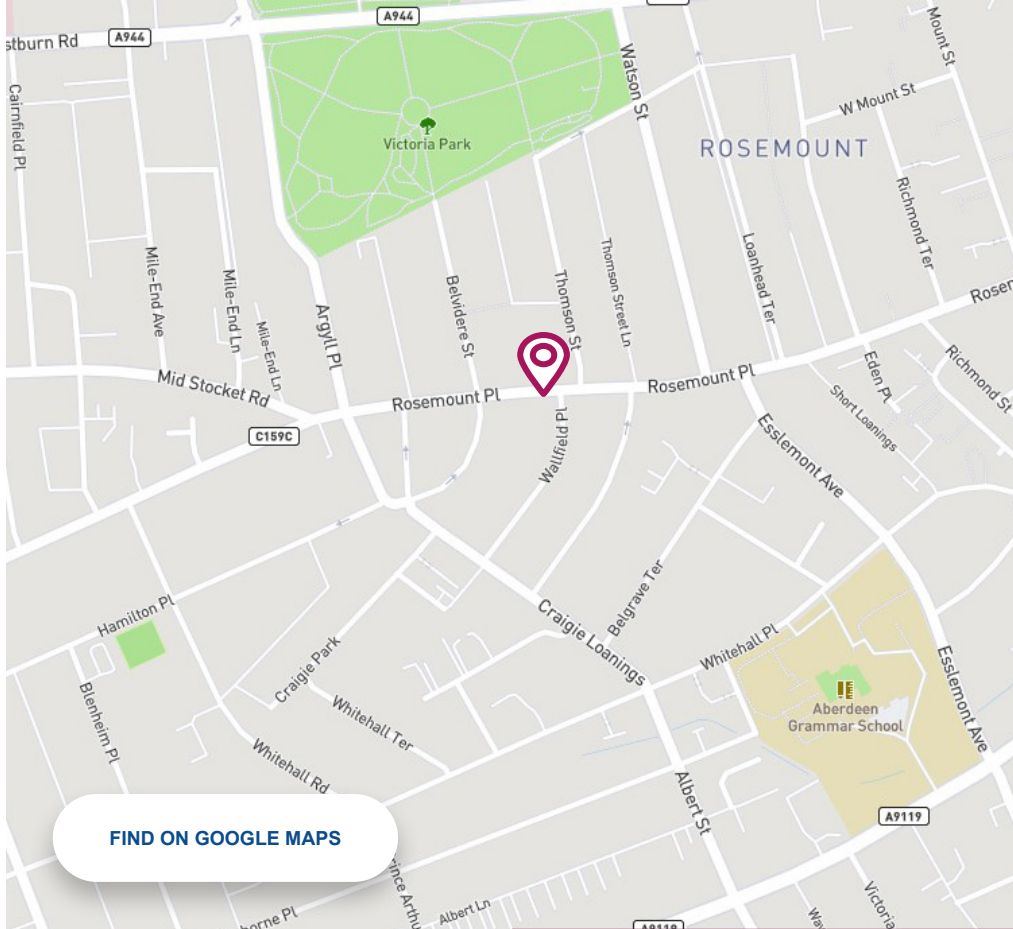
247 ROSEMOUNT
PLACE
ABERDEEN
AB25 2XX

GROUND FLOOR RETAIL
UNIT WITH OPEN
PLAN SALES AREA

MODERN FULLY
GLAZED FRONTAGE

BASEMENT STORAGE SPACE

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**THE AREA ATTRACTS
A HEALTHY
FOOTFALL DUE TO
THE SURROUNDING
AREA COMPRISING A
MIXTURE OF RETAIL,
RESIDENTIAL &
OFFICE USES**



LOCATION

The subjects are prominently on the north side of Rosemount Place. The area attracts a healthy footfall due to the surrounding area comprising a mixture of retail, residential and office uses whilst also being in close proximity to Aberdeen's City Centre.

Surrounding occupiers include; Co-op Food, Herds Butchers, Newton Property Management, Gourmet Cheese Co, Aberdeen Property Leasing and Rosie's Cafe.

DESCRIPTION

The subjects comprise a ground floor retail unit with a basement contained within a four storey end-terraced tenement.

The property is of granite construction with a pitched and slate covered roof. The premises benefits from a modern fully glazed frontage and a single entrance door which faces onto Rosemount Place.

Internally, the ground floor accommodation benefits from an open plan sales area with suspended ceiling and modern tiled floor. A small kitchen facility and WC are located to the rear of the premises. The basement, with concrete floor, which can be utilised for storage purposes.

The subjects are well lit with Cat 2 lighting throughout. The large frontage also draws in a healthy level of natural light.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of E.

A copy of the EPC and Recommendations Report can be provided upon request.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the approximate net internal areas to be as follows:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	21.10	227
BASEMENT	25.27	272
TOTAL	46.37	499

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with a Rateable Value of £5,300 effective from 1 April 2023.

The unit qualifies for **100% Business Rates Relief** under the Small Business Bonus Scheme (SBBS).

RENT

Upon application.

LEASE TERMS

The property is available on Full Repairing and Insuring terms.

VAT

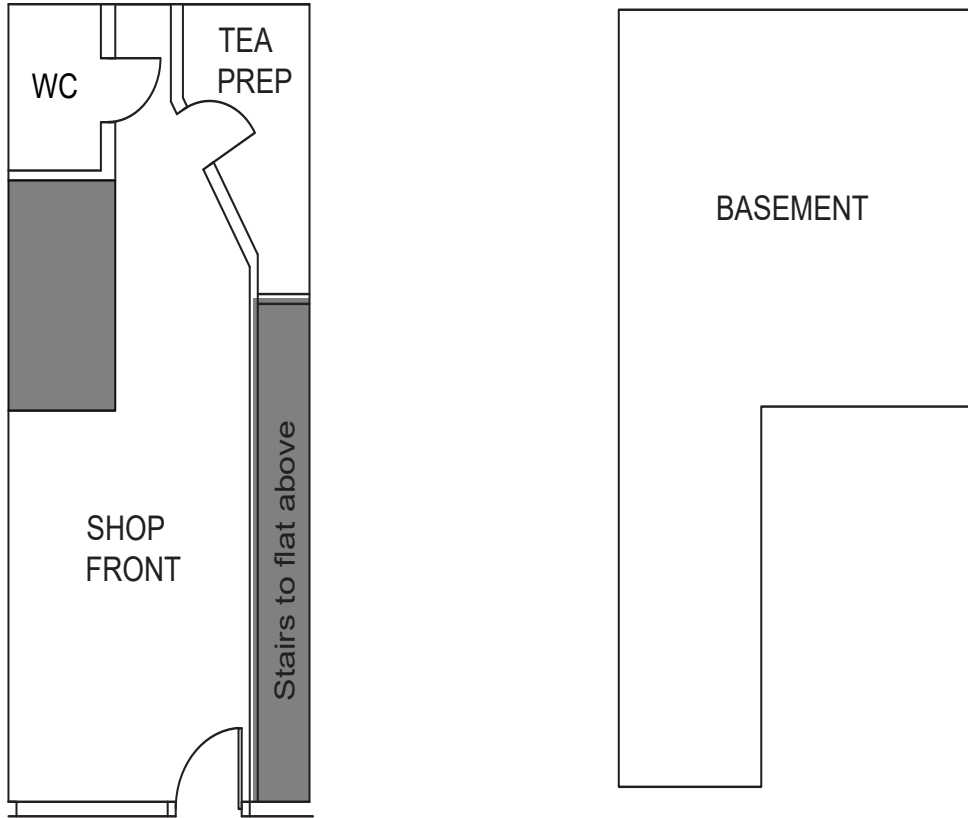
All monies due under the lease will be VAT chargeable at the applicable rate.

LEGAL COSTS

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



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(499 SQ FT)**

GET IN TOUCH

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

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Ryden

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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. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **October 2022**

