

Ryden

**FOR SALE
(MAY LET)**

**CITY CENTRE RETAIL SHOWROOM
138 SQ M (1,485 SQ FT)**



**103 BERRYDEN ROAD
ABERDEEN
AB25 3SJ**

**OPEN PLAN SALES
AREA WITH STORAGE
& STAFF FACILITIES**

**THE PROPERTY FACES
THE ENTRANCE TO THE
CENTREPOINT RETAIL PARK**

**GLAZED SHOP FRONT
FACING BERRYDEN ROAD**

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LOCATION

The subject property is located a mile from Aberdeen City Centre at the Berryden roundabout. The property is where Elm Place meets Berryden Road and faces the entrance to the Centrepoint Retail Park which is anchored by Sainsbury's/ Argos, Poundland and Harry Cory.

DESCRIPTION

The subjects comprise the ground floor and basement of a mid-tenement, three storey building of traditional granite construction held under a pitched slate roof. There is a glazed shop front with a fascia board above and a return frontage to Berryden Road and Elm Place. The main access into the subjects is taken from Berryden Road via a glazed pedestrian door. Internally, the subject property has been configured to provide an open plan sales area at ground floor level, with storage accommodation and staff facilities at lower ground level.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	83.2	895
BASEMENT	54.8	590
TOTAL	138.0	1,485

PRICE / RENT

On application.

EPC

The subjects have an EPC Rating of ? A fully copy of the EPC and Recommendations Report can be provided upon request.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £8,400 effective from 1 April 2023.

ENTRY

Upon agreement.

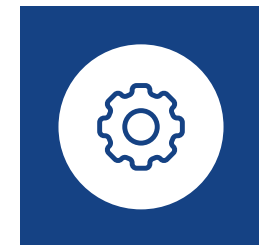
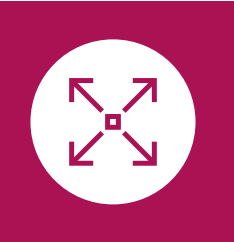
VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

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

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ARE LOCATED
A MILE FROM
ABERDEEN
CITY CENTRE**





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AB25 3SJ**

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CITY CENTRE
RETAIL
SHOWROOM
138 SQ M
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GET IN TOUCH

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

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Ryden

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Ryden

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 2024**

