

FOR SALE / TO LET

164 SKENE STREET, AB10 1PE

Prominent retail unit in Aberdeen City Centre

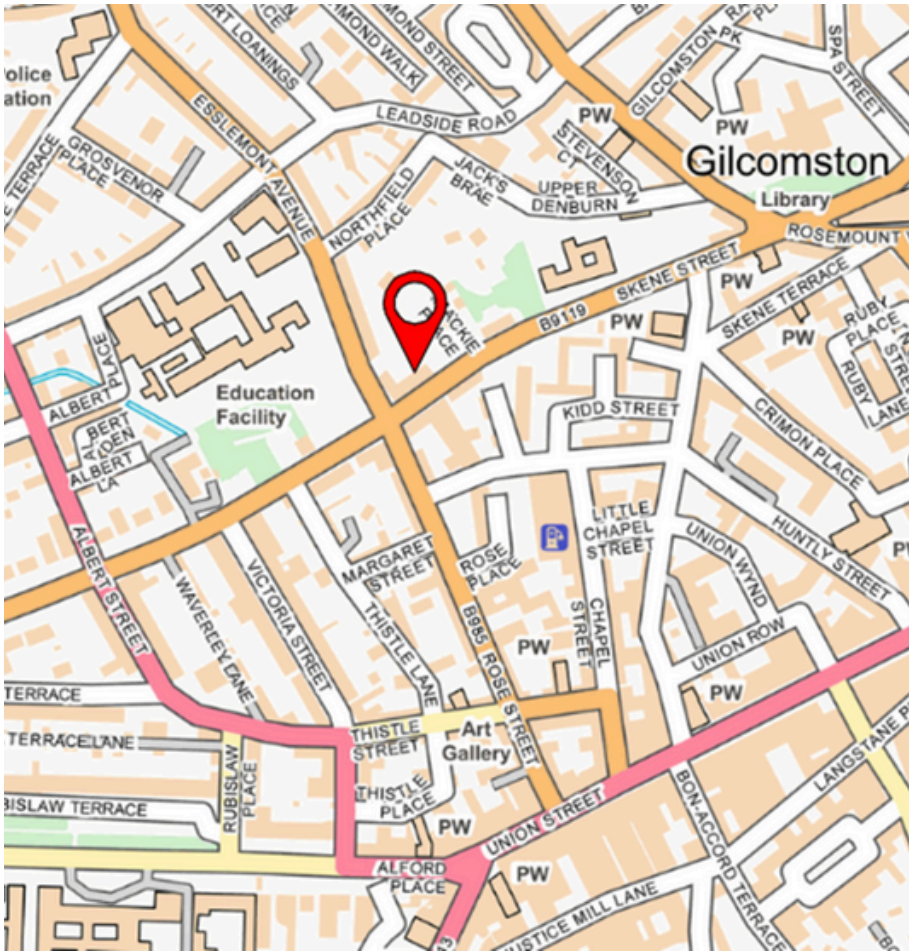


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Aberdeen
AB10 1YN

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PRICE

We are inviting offers over £150,000 for the property.

RENT

A rental estimate will be provided upon request.

BUSINESS RATES

The property is currently entered into the valuation roll with a rateable value of £7,900 effective as of 1st of April 2023.

The property has a proposed new rateable value of £5,600 effective as of 1st April 2026.

EPC

A copy of the EPC can be provided upon request.

ENTRY

Immediately upon conclusion of legal missives.

ANTI-MONEY LAUNDERING

Under both HMRC and RICS guidance, we are obliged to undertake AML diligence. As such, personal and/or detailed financial and corporate information will be required before any terms are agreed or any transaction can conclude.

LEGAL COSTS

Each party will be responsible for their own legal costs in the respect of this transaction. The incoming tenant will be responsible for any Land and Buildings Transaction tax and registration due, if applicable.

VIEWINGS AND OFFERS

By prior arrangement with the sole letting agent, to whom all formal offers should be submitted in Scottish Legal form.

VAT

All prices, rent and premiums are quoted exclusive of VAT which may be applicable.

LOCATION

The property is located on the north side of Skene Street nearby to the junction connecting Esslemont Avenue and Rose Street. The property is located in central Aberdeen and benefits from a short walking distance to the prestigious West End and to city's main commercial thoroughfare Union Street. The immediate surrounding area is largely residential with Aberdeen Grammar School located in close proximity.

DESCRIPTION

The property consists of a cellular retail unit of granite block construction across ground floor and lower ground floor levels. Internally, there is an open plan area to the front of the shop with two smaller rooms to the back. Both floors of the property feature wooden flooring with exception to the kitchen and

bathroom which feature a grey tiled floor. On the lower ground floor, there is a modern kitchen, bathroom, and large open room which can be used for a multitude of purposes.

The property also has the potential to be converted into residential premises.

ACCOMMODATION

The below measurements have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice 6th Edition.

FLOOR AREA	SQ FT	SQ M
Ground Floor	460	42.74
Lower Ground Floor	411	38.18
TOTAL	871	80.92

CONTACTS

For further information please contact:

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