



TO LET

RETAIL PREMISES

Size – 108.24 SQM (1,165 SQFT)

Located within city centre retail complex

Flexible terms available

Potential to sub-divide units

Rent - £9,500 Per Annum

VIRTUAL TOUR 

**UNIT 7-8, THE GALLERIA, LANGSTANE PLACE,
ABERDEEN, AB11 6FB**

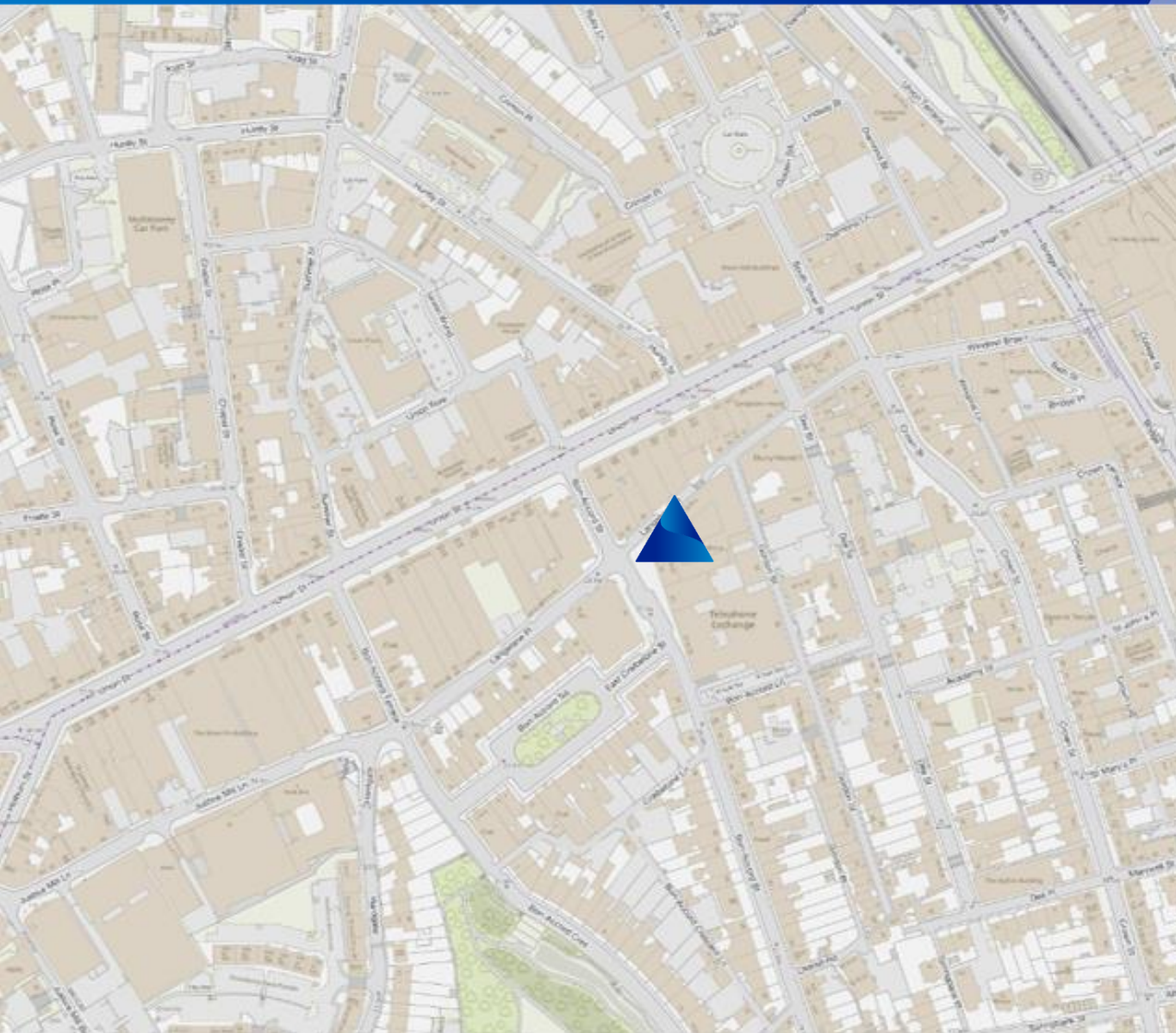
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SHEPHERD
COMMERCIAL



Location

UNIT 7&8, THE GALLERIA, LANGSTANE PLACE, ABERDEEN, AB11 6FB



The Galleria is located in a central position on Langstane Place, midway between Bon Accord Street and Dee Street within the heart of the city centre. Furthermore, the premises is located a short distance from Union Street which represents Aberdeen's primary retailing thoroughfare. The subjects therefore provide good levels of footfall and excellent access to public and private transport links.

Other occupiers within The Galleria provide a healthy mix of hospitality and retail offering. These include Al Fresco Ristorante, Jam Jar and Overhype clothing.

Retail Unit To Let Within
City Centre Retail Complex

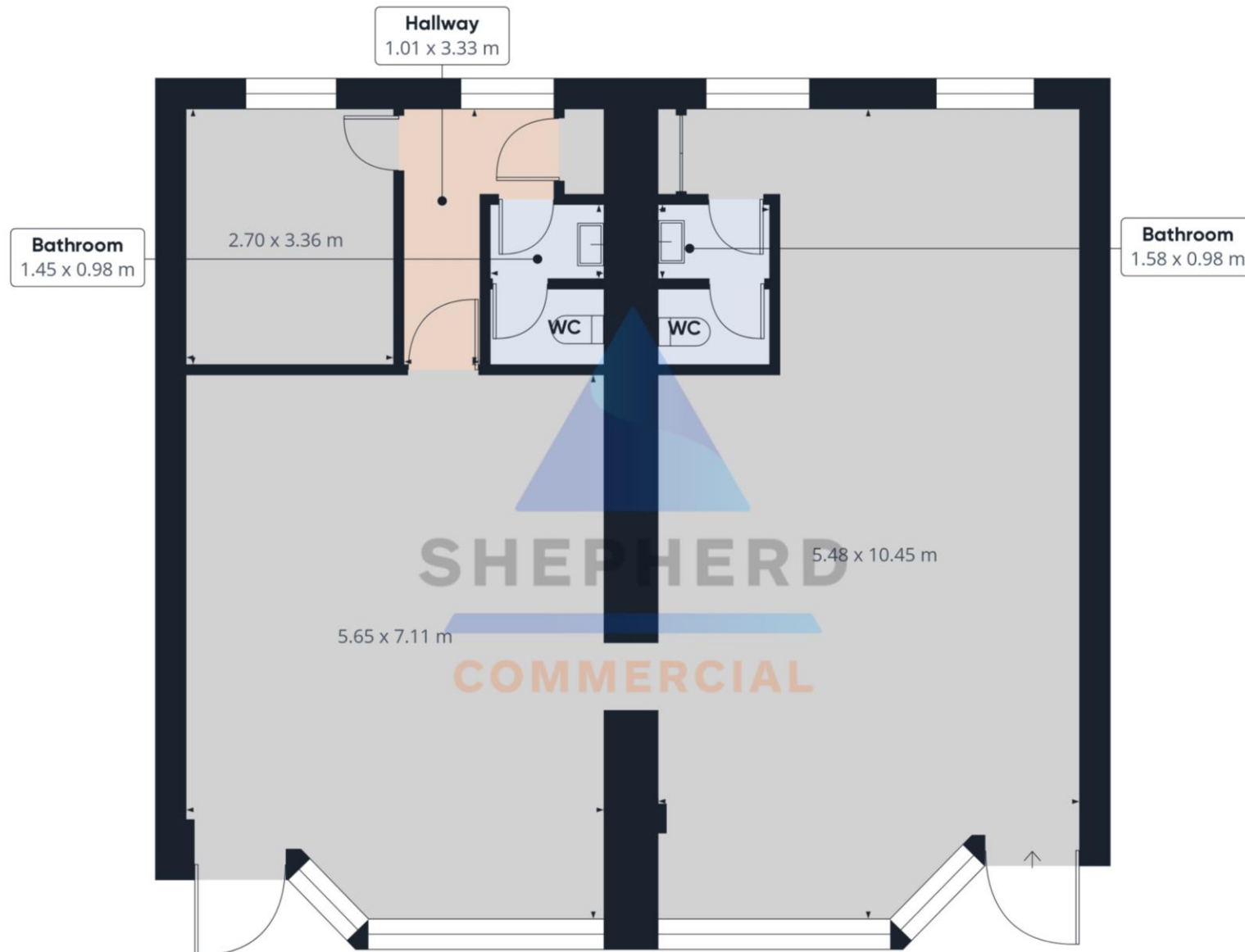


FIND ON GOOGLE MAPS



Floor Plans

UNIT 7&8, THE GALLERIA, LANGSTANE PLACE, ABERDEEN, AB11 6FB





Description

UNIT 7&8, THE GALLERIA, LANGSTANE PLACE,
ABERDEEN, AB11 6FB



The subjects comprise of two interconnected ground floor retail units. The subjects provide open plan sales / service area at the front, with further accommodation for storage at the rear.

To the rear of the property W.C facilities and a further storage room are located. There is also a secondary access point onto Langstane Place. Heating to the property is by way of electric heaters and artificial light is by way of spotlight fittings.

Accommodation

	m ²	ft ²
Unit 7	54.11	582
Unit 8	54.13	582
TOTAL	108.24	1,165

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

£9,500 per annum exclusive of VAT and payable quarterly in advance.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

Rateable Value

The subjects are currently entered into the Valuation Roll as two separate entries:

Unit 7: £5,700

Unit 8: £5,700

Rates relief may available with further information available upon request.

Sub-division

There is potential to sub-divide the premises into two separate units.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of " .

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 will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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Shepherd Chartered Surveyors

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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.

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