



TO LET

RETAIL PREMISES

Size – 112.81 SQM (1,214 SQFT)

Located within city centre retail complex

Flexible terms available

100% rates relief available to qualifying clients

Rent – £9,000 per annum

VIRTUAL TOUR 

**UNIT 5, THE GALLERIA, LANGSTANE PLACE, ABERDEEN,
AB11 6FB**

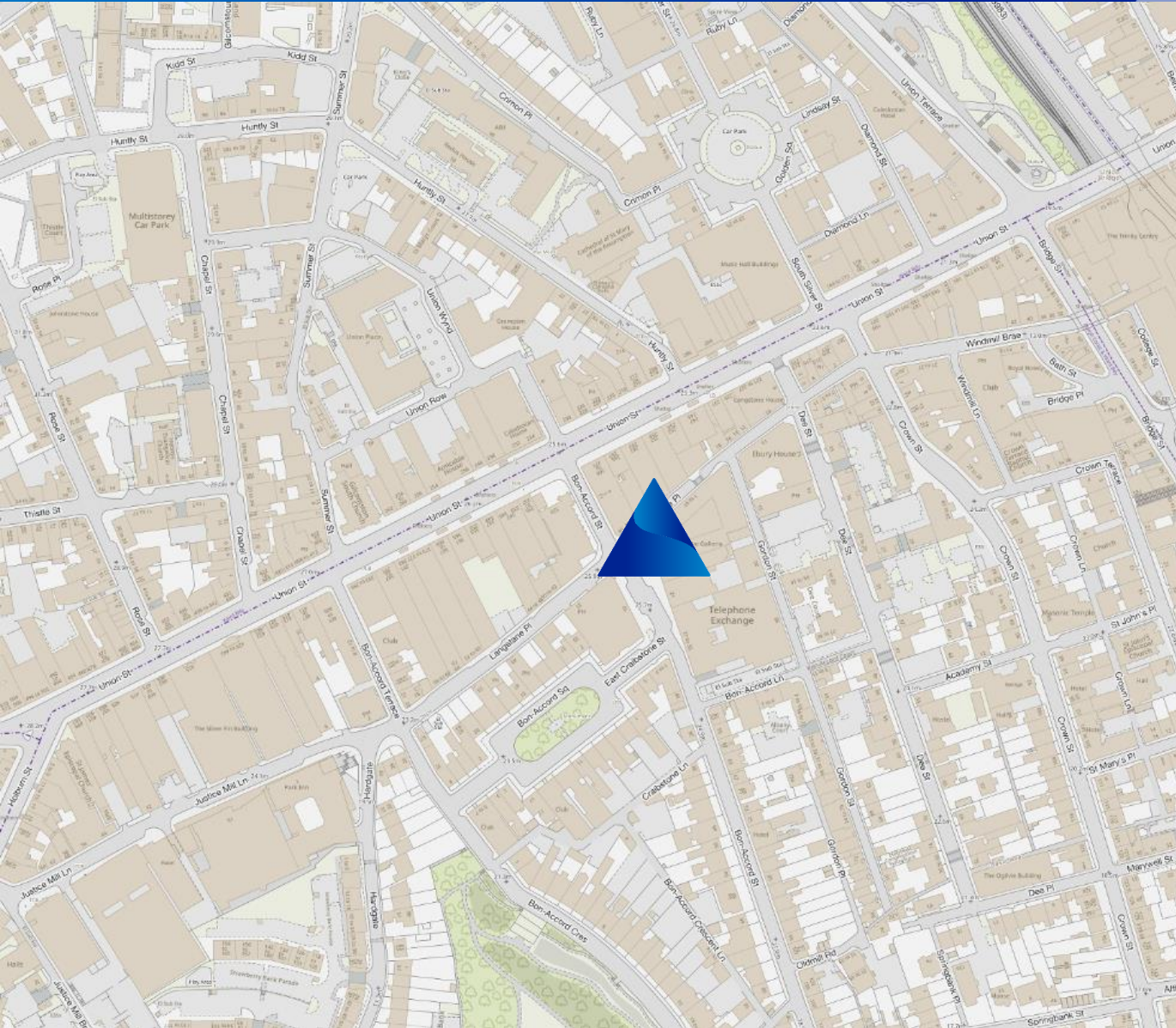
CONTACT: Shona Boyd shona.boyd@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

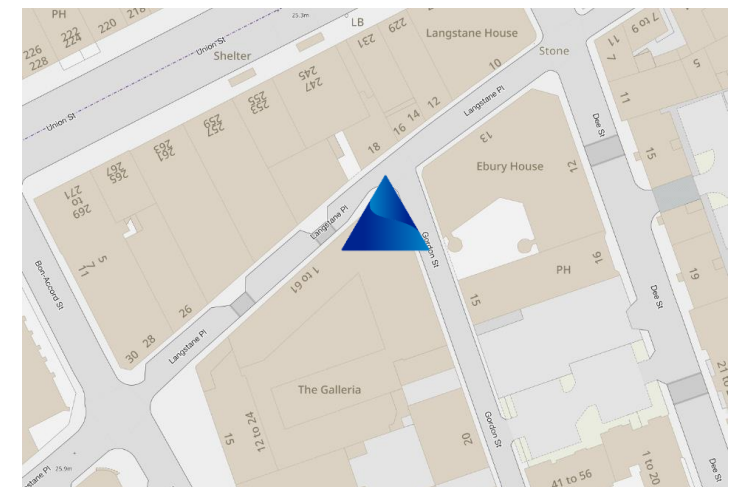
UNIT 5, THE GALLERIA, LANGSTANE PLACE,
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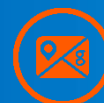
The Galleria is located in a central position on Langstane Place, midway between Bon Accord Street and Dee Street within the heart of the city centre. Furthermore, the premises is located a short distance from Union Street which represents Aberdeen's primary retailing thoroughfare. The subjects therefore 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.

Unit 5 benefits from its own entrance from Langstane Place, as well as internally within the centre itself.



Retail unit within city centre
retail complex



FIND ON GOOGLE MAPS



Description

UNIT 5, THE GALLERIA, LANGSTANE PLACE,
ABERDEEN, AB11 6FB



The subjects comprise a ground floor unit which provides an open plan sales accommodation finished to a standard fit for incoming occupation. The premises was most recently utilised as a hair salon but would be suitable for a range of commercial uses. The flooring features a wooden style overlay, with walls and ceilings being of painted plaster.

The unit benefits from a return frontage which provides ample natural light to the premises from windows spanning floor to ceiling. W.C facilities and a further storage room are also contained with the unit.

Accommodation

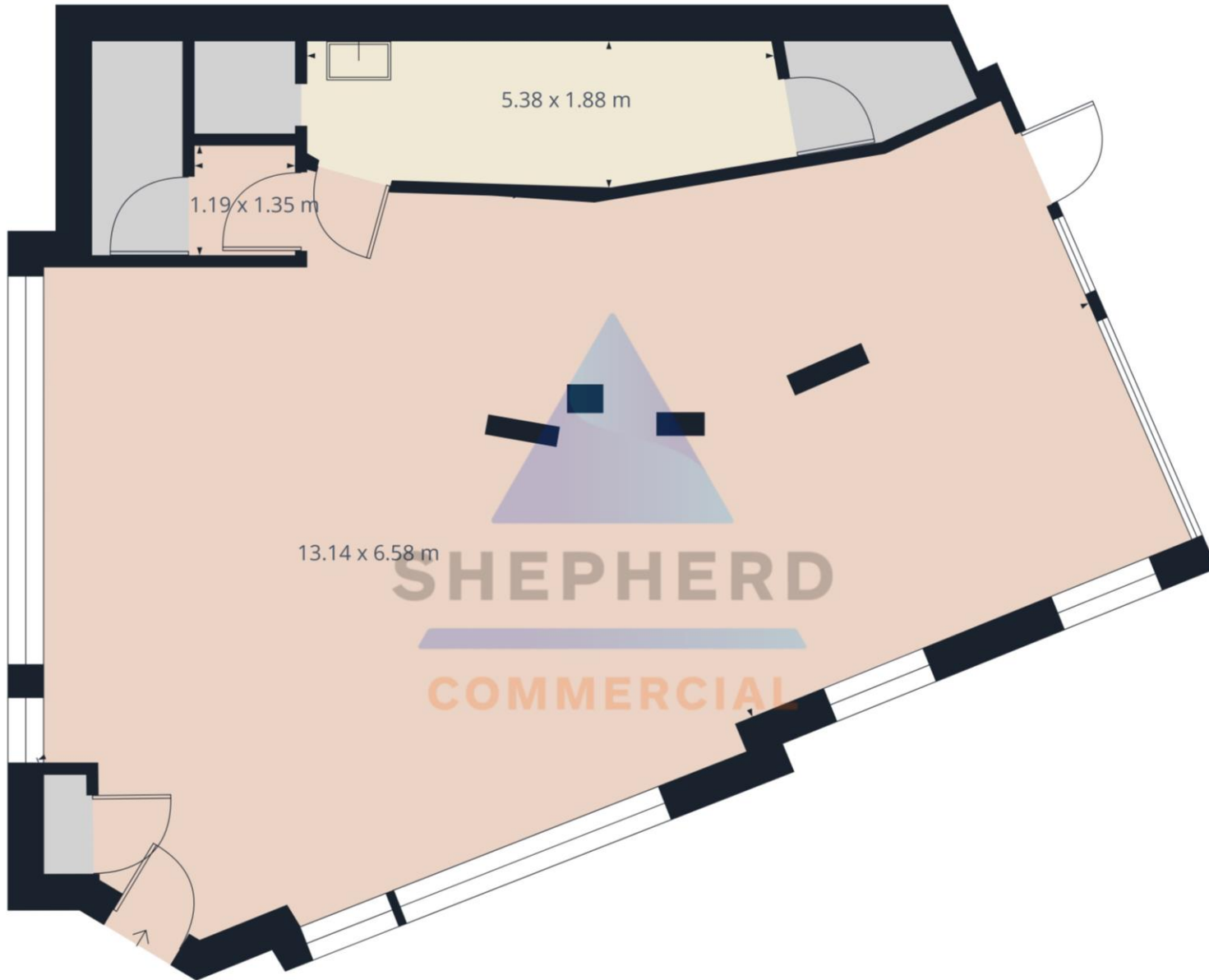
The following floor areas have been calculated on a Net Internal Area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

	m ²	ft ²
Ground Floor	112.81	1,214



Floor Plan

UNIT 5, THE GALLERIA, LANGSTANE PLACE,
ABERDEEN, AB11 6FB





Rent

£9,000 per annum.

Lease Terms

The premises are available on the basis of a new Full Repairing and Insuring lease of negotiable duration.

Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £10,250.

The subjects will also qualify for rates relief under the Small Business Rates Relief Scheme.

Service Charge

The rental quoted is inclusive of the service charge which covers the upkeep and maintenance of the centre.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Energy Performance Certificate

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

Further information and a recommendation report is available to seriously interested parties on request.

Legal Costs

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Due, LBTT and the cost of obtaining landlord's consent.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE OCTOBER 2024.

Get in Touch

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



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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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