

INVESTMENT FOR SALE CAFE



**279 ROSEMOUNT PLACE
ABERDEEN AB25 2YB**

LOCATION

The property is located on the north side of Rosemount Place close to the junction with Craigie Loanings within the popular suburb of Rosemount.

Surrounding properties are of mixed commercial and residential use, approximately 1 mile north of Aberdeen city centre.

Aberdeen is Scotland's third city, known as the oil capital of Europe, with a population in the region of 210,000 and a total catchment approaching 500,000.

The site is as shown on the plan opposite for identification purposes only.

DESCRIPTION

The following accommodation is provided measured on a gross internal basis:

	Gross Internal Area
Ground Floor	
Café with built in servery, toilet	61.04m ² (657sq ft)
Basement	
Storage accessed by a timber stair via a hatch behind the servery	38.37m ² (413 sq ft)
Total	99.41m² (1070 sq ft)

All main services are installed. Heating is by a gas fired radiator system.

RATING ASSESSMENT

The property is entered in the current valuation roll at:

Net & Rateable Value - £8,300

The proposed Uniform Business Rate for the year 2015/2016 is 48.0p in the £.

A tenant may qualify for up to 100% Small Business Rates Relief.

LEASE TERM

The property is leased to Ou Café Bistro on full repairing and insuring terms from 18th February 2014 until 31st January 2024 at a rental of £16,000 per annum payable monthly in advance.

The rent is subject to review on 1st February 2017 and at 3 yearly intervals thereafter on an upwards only basis. The tenant has a break option on 31st January 2019.

GROUND TENURE

Freehold.



PRICE

Offers in excess of £200,000 are invited which will show a purchaser a return of 8% before costs.

V.A.T.

All figures quoted are exclusive of Value Added Tax.

EPC

This property has an Energy Performance rating of G.

ENTRY

On completion of legal formalities.

OFFERS & VIEWING

All offers should be submitted in writing to the sole agent who will also make arrangements to view.