

RETAIL UNIT TO LET (MAY SELL)



**79-81 LOCH STREET
ABERDEEN AB25 1DH**

LOCATION

The property is situated on the west side of Loch Street, within the centre of Aberdeen and close to the Bon-Accord and St. Nicholas shopping centres.

Aberdeen is Scotland's third city with a population in excess of 220,000, a catchment of 500,000 and boasts one of the most dynamic economies within the UK.

The location of the unit is identified on the street plan opposite for identification purposes only.

DESCRIPTION

The property comprises part of the ground and basement floor within a 2 storey, basement and mansard attic building of facing block construction with a slated roof.

ACCOMMODATION

	Gross Internal Area
Ground Floor	
Retail area; office; toilet; storage	95.5m ² (1,028 sq ft)
Lower Ground Floor	
Retail area; office; storage	138.3m ² (1,489 sq ft)
Total	233.8m² (2,517 sq ft)

SERVICES

All mains services are available.

RATING ASSESSMENT

Rateable Value - £12,500

The uniform business rate for the year 2015/2016 is 48p in the £.

The property should be eligible for a 25% reduction in rates payable through the Small Business Bonus Scheme.

RENTAL

£20,000 per annum exclusive.

LEASE TERMS

The property is available on a new full repairing and insuring lease for a minimum period of 5 years incorporating a third year rent review.

PRICE

On Application.



V.A.T.

All figures quoted are exclusive of Value Added Tax.

EPC

The property has an EPC rating of G. Further details are available on request.

ENTRY

On completion of legal formalities.

LEGAL COSTS

The ingoing tenant will bear the landlord's reasonable legal expenses, LBTT and registration dues in the normal manner.

OFFERS & VIEWING

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