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# 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

95.5m² (1,028 sq ft)

**Lower Ground Floor** 

Retail area; office; storage 138.3m² (1,489 sq ft)

Total 233.8m<sup>2</sup> (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  $\pounds$ .

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

### **RENTAL**

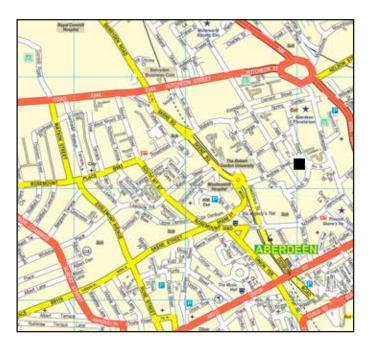
£20,000 per annum exclusive.

# **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.



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Regulated by RIC