

**RETAIL UNIT  
WITH CHANGE OF USE TO CLASS 3  
TO LET**



**UNIT 5, JESMOND DRIVE  
BRIDGE OF DON  
ABERDEEN AB22 8UR**

## LOCATION

The site enjoys a substantial frontage on the east side of Jesmond Drive within the popular residential suburb of Bridge of Don.

Bridge of Don has a resident population of 18,732 and is located 4 miles North of Aberdeen City Centre.

Aberdeen is Scotland's third city with a population in the region of 210,000 and a total catchment estimated at around 500,000.

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

## DESCRIPTION

The property comprises a single storey unit within a scheme of 6 units of concrete block construction, roughcast externally with a pitched and tiled roof.

The following accommodation is provided:

Sales area; 2 treatment rooms, kitchenette, toilet 95.94m<sup>2</sup> (1,033 sq ft)

Car parking for 40 vehicles is provided on site together with a rear service yard for loading/unloading.

## SERVICES

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

## LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

## RENTAL

£20,000 per annum.

## SERVICE CHARGE

The tenant will be responsible for an equitable share of the maintenance of common areas.

## RATING ASSESSMENT

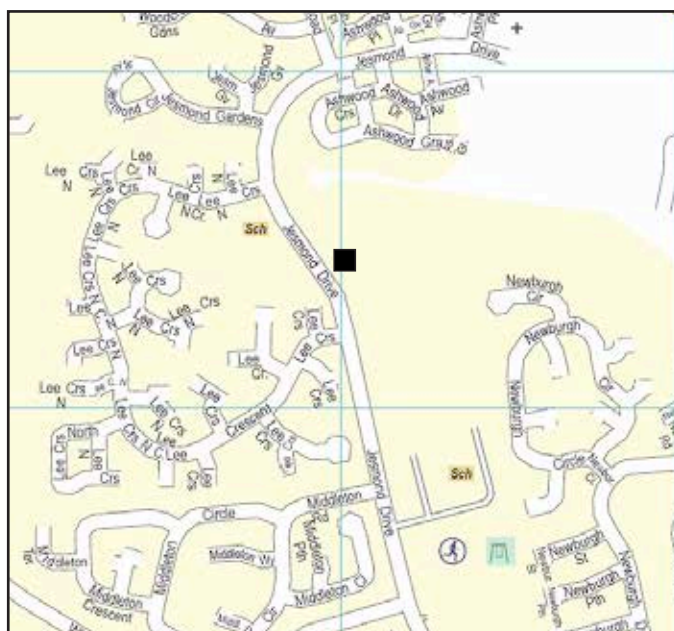
The property is entered in the current valuation roll as follows:

Net & Rateable Value – £17,500.

The Uniform Business Rate for the year 2017/2018 is 46.6p in the £.

An appeal had been lodged.

This property may qualify for a 25% reduction under the Small Business Bonus Scheme.



## EPC

The property has an EPC rating of G.

Further details are available on request.

## V.A.T.

All figures quoted are exclusive of Value Added Tax.

## ENTRY

On completion of legal formalities.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

## OFFERS

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