

**RETAIL UNIT WITH THE BENEFIT OF
CHANGE OF USE TO CLASS 3
(FOOD & DRINK)**

TO LET



**33 HOLBURN STREET,
ABERDEEN AB10 6BS**

LOCATION

The property is located on the east side of Holburn Street approximately 70 m (77 yds) south of the junction with Union Street, Aberdeen's principal shopping thoroughfare.

Aberdeen is Scotland's third city with a population in the region of 215,000, a total catchment of 500,000 and is one of the most prosperous regions in the UK.

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

DESCRIPTION

The property occupies part of the ground and basement floors within a 3 storey, attic and basement building of substantial granite and slate construction. There are 2 extensions to the rear.

ACCOMMODATION

The following accommodation is provided:

| | Gross Internal Area |
|--|--|
| Ground Floor | |
| Retail Unit | 84.7 m ² (912 sq ft) |
| Basement | |
| Storage, staff, male and female toilet | 50.1 m ² (539 sq ft) |
| TOTAL | 134.8 m² (1,451 sq ft) |

SERVICES

All main services are installed.

RATING ASSESSMENT

The property is entered in the current valuation roll as follows

Net & Rateable Value – £17,750.

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

Any incoming tenant will have a right of appeal.

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

LEASE TERMS

The property is offered for lease on new full insuring and repairing terms for a period to be negotiated incorporating upward only rent reviews at appropriate intervals.

RENTAL

£15,000 per annum, exclusive.

ENTRY

On completion of legal formalities.



EPC

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

VAT

All figures quoted are exclusive of Value Added Tax.

LEGAL COSTS

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

OFFERS & VIEWINGS

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