

CITY CENTRE TAKEAWAY TO LET



**48 LANGSTANE PLACE
ABERDEEN AB11 6EN**

LOCATION

The property is located on the north side of Langstane Place close to the junction with Bon Accord Street and within the heart of Aberdeen's retail and leisure sector.

Nearby occupiers include Soul Bar, Café Andaluz, Dusk, Orchid, Boozy Cow, Nox, Paramount, Jam Jar, Soul Casino and Prohibition.

Aberdeen is Scotland's third city known as the oil capital of Europe, and boasts one of the most dynamic economies within the UK.

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

DESCRIPTION

The property comprises the ground floor of a three storey building of granite construction with a slate covered roof.

ACCOMMODATION

The following accommodation is provided;

Front shop, back shop, kitchen, storage, toilet 60.0m² (646 sq ft)

SERVICES

All main services are installed.

RATING ASSESSMENT

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

Net & Rateable Value – £5,100

The Uniform Business Rate for the year 2016/2017 is 48.4p in the £.

The property should be eligible for a 100% reduction in rates payable through the Small Business Bonus Scheme.

LEASE TERMS

The property is offered on a new standard Full Repairing and Insuring lease for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENTAL

£20,000 per annum exclusive.

V.A.T.

All figures quoted are exclusive of Value Added Tax.

ENTRY

On completion of legal formalities.

EPC

This property has an Energy Performance Rating of G.

Further details on request.



LEASE TERMS

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant/purchaser liable for 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.