

SHOP/OFFICE TO LET



**225 ROSEMOUNT PLACE
ABERDEEN, AB15 5DR**

LOCATION

The property is located on the south side Rosemount Place, a popular suburban shopping/residential area which lies approximately 1 mile north of Aberdeen City Centre.

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 street plan opposite for identification purposes only.

DESCRIPTION

The property comprises part of the ground and basement floors within a 4 storey and basement building of granite construction with a slate covered roof.

ACCOMMODATION

The following accommodation is provided:

Ground Floor

Front shop/office, back shop/office

Basement

Storage/staffroom, kitchenette, toilet

Total

Net Internal Area

33.44m² (360 sq ft)

25.92m² (279 sq ft)

59.36m² (639 sq ft)

SERVICES

All mains services are installed.

RATING ASSESSMENT

The property is entered in the valuation roll as follows:

Net & Rateable Value: £7,900.

The Uniform Business Rate for 2019 / 2020 is 49p in the £.

This property may qualify for a 100% reduction under the Small Business Bonus Scheme.

LEASE TERMS

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

RENTAL

£10,000 per annum, exclusive.



VAT

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.

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 & VIEWINGS

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