

HOT FOOD TAKEAWAY

- > RENTAL OF £18,000 PER ANNUM
- > IN CLOSE PROXIMITY TO UNION STREET
- > NIA – 94.86 SQM (1,021 SQFT)
- > POTENTIAL FOR 100% RATES SMALL BUSINESS RATES RELIEF

westend

tandoori
Tel: 58 94 94

Home Delivery Available
Pizza - Kebab - Curries

TO LET

3-5 ASHVALE PLACE, ABERDEEN, AB10 6QD

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LOCATION

The subjects are located on the south side of Ashvale place, close to its junction with Holburn Street in Aberdeen City Centre. The surrounding area is mainly residential, with the ground floor of the neighbouring tenements providing retail use. Metered on street parking is available within the area. Occupiers within the nearby vicinity include Alpine Bikes, Shazink Tattoo Studio, William Hill and Christina Hair and Beatty Salon.

DESCRIPTION

The subjects comprise part of the ground and lower ground floor of a four storey basement and attic traditional style tenement building of granite construction with a pitched and slated roof.

The property itself comprises a double shop front unit benefitting from two aluminium framed glazed windows and two glazed pedestrian doors. In addition there is signage above.

The subjects have most recently been utilised for hot food takeaway purposes. Internally, the subject provides an open plan sales area and kitchen. To the side of this area is a further kitchen leading to food preparation and storage area. Toilet facilities are located to the rear of the storage area. There is a mix of vinyl and tiled flooring throughout. The sales and kitchen areas have easy wipedown panel walls, with a mix of painted plaster and painted tile covered walls in the food preparation and storage areas. Artificial lighting is provided by a mix of spotlight and fluorescent strip lighting throughout.

A concrete staircase to the rear leads down to a lower ground floor store area. There are two external access doors to separately access the space. This area has a carpet flooring cover, plaster and painted walls and lighting by means of spotlight and pendant lights.

RENTAL

A rental of £18,000 per annum is sought. As standard practice this will be payable quarterly in advance.

RATING

The subjects are currently entered into the Valuation Roll at a Rateable Value of £13,000. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

Small Business Bonus Rates Relief of up to 100% may be available to qualifying tenants and parties should contact the local authority as to their eligibility.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate Rating of 'G'. Further information and a recommendation report is available to seriously interested parties on request.

LEASE TERMS

Our client is seeking to lease the premises for a negotiable period with any medium to long term lease durations subject to upward only rent review provision.

VIDEO LINK

Click [here](#) for video tour of the property.

ACCOMMODATION

The foregoing areas have been calculated on a Net Internal Area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by RICS.

ACCOMMODATION	SqM	SqFt
Ground Floor	49.77	535
Lower Ground Floor	45.09	485
TOTAL	94.86	1,020



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800

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