

TAKEAWAY/RESTAURANT PREMISES

- > PROMINENT LOCATION
- > FITTED AND TRADING
- > RENTAL - - £29,000 PER ANNUM
- > SIZE - 245.82 SQM (2,646 SQFT)

The Ashvale FAMOUS FISH & CHIPS



TO LET

UNIT 6, JESMOND DRIVE, BRIDGE OF DON, ABERDEEN, AB22 8UR

CONTACT: Shona Boyd, shona.boyd@shepherd.co.uk, 01224 202800, www.shepherd.co.uk



Fitted Restaurant and Takeaway Premises

LOCATION

The subjects are located on Jesmond Drive in Bridge of Don, which is a popular suburb to the north of Aberdeen city centre. The property is well located within a high-density residential area, and benefits from rapid access to local and national road networks.

More specifically the subject form part of a retail parade, where a mix of usage is present. Other occupiers include Greggs, Dominos, Ladbrokes and Barnardo's. The remainder of the development is occupied by Asda.

DESCRIPTION

The subjects occupy an end-terraced unit with the retail parade, which features a glazed display frontage, and fascia above for signage. The subjects are accessed via a recessed doorway. Internally, the subjects provide open plan accommodation. There is a serving counter with fryers, and a seating / waiting area to the front, with the remainder of the unit comprising a fully fitted kitchen. W.C facilities are situated within the property, and further storage and staff area located to the rear. Heating to the premises is by way of wall mounted electric heaters.

CAR PARKING

The overall development benefits from ample customer parking.



ACCOMMODATION

| ACCOMMODATION | m ² | ft ² |
|---------------|----------------|-----------------|
| TOTAL | 245.82 | 2,646 |

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

RENTAL

£29,000 Per Annum.

LEASE TERMS

The subjects are held on a Full Repairing and Insuring lease expiring 30th March 2029. Further details are available on request.

RATEABLE VALUE

The property is currently entered into the valuation roll for the value of £24,000.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of 'G'.

Further information and a recommendations report are available to seriously interested parties upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
 Shona Boyd, shona.boyd@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: JULY 2023**