

TO LET

Retail Premises

Prominent Class 1A premises on a corner location

100% rates relief available to qualifying applicants

Size: 79.83 sqm (859 sqft)

Rental: £9,500 pa



WHAT 3 WORDS



51 VICTORIA ROAD, ABERDEEN, AB11 9LS

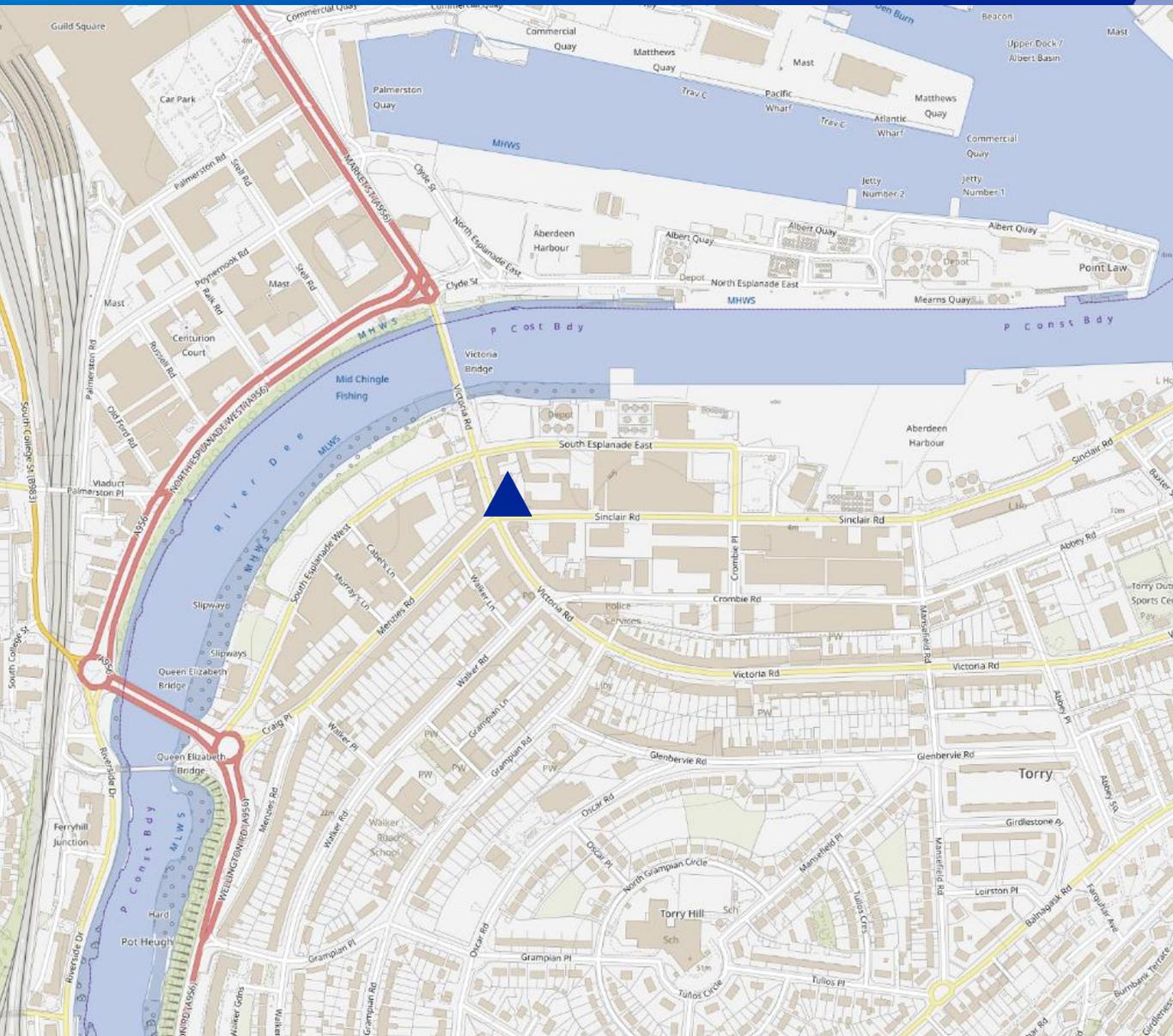
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Location

51 VICTORIA ROAD, ABERDEEN, AB11 9LS



The subjects are situated on the east side of Victoria Road, at its junction with Sinclair Road, within the suburb of Torry. Torry lies just south of the River Dee, a short distance south of Aberdeen city centre and the harbour area.

Victoria Road is the main thoroughfare through the Torry area of Aberdeen, and this part of Victoria Road serves as the primary retailing area for the locality with a mixture of local retailers.

The area is mixed in nature with retail typically occupying the ground floor of traditional tenement buildings with residential accommodation on the upper levels.



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FIND ON GOOGLE MAPS



Description

The subjects comprise the ground floor retail unit of a three storey and attic traditional tenement building, beneath a pitched and slated roof.

The subjects benefit from display windows to Victoria Road and Sinclair Road. Access is via an aluminium and glazed pedestrian doorway.

Internally, the subjects are divided to form an open office/reception/sales area, private offices, a waiting area, kitchenette and W.C.

The floors throughout are of suspended timber design. The walls are of plasterboard design, either painted or papered, whilst the ceilings are a mixture of plasterboard and suspended acoustic tile design.

Accommodation

	m ²	ft ²
Ground Floor	79.83	859

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

£9,500 per annum exclusive of VAT and payable quarterly in advance.

Lease Terms

The subjects are available on a new full repairing and insuring lease of negotiable duration.

Rateable Value

The property is currently entered into the valuation roll at a rateable value of £10,250.

An ingoing occupier/purchaser will have the opportunity to appeal this figure.

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.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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