

RETAIL PREMISES

- > SIZE – 47.57 SQM (512 SQFT)
- > PRICE - £70,000
- > EXCELLENT ACCESS TO LOCAL AND NATIONAL ROAD NETWORKS
- > 100% RATES RELIEF FOR SUITABLE OCCUPIERS

BETH
HOPKINS
PHOTOGRAPHY

FLOORS
& SHOOTS
BY BETH HOPKINS
PHOTOGRAPHY



MODERN PHOTOGRAPHY STUDIO CAPTURING:

- PETS
- HEADSHOTS
- CHILDREN'S PORTRAITURE

WWW.BETHHOPKINSPHOTOGRAPHY.COM

FOR SALE

17 OLDMELDRUM ROAD, ABERDEEN, AB21 9AD

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



LOCATION

The subjects are located to the west of Oldmeldrum Road, on its junction with Inverurie Road and Auchmill Road (A96) and therefore benefits from a high level of vehicular traffic. Furthermore, the A96 provides rapid access to the inner-city ring road and the national road networks.

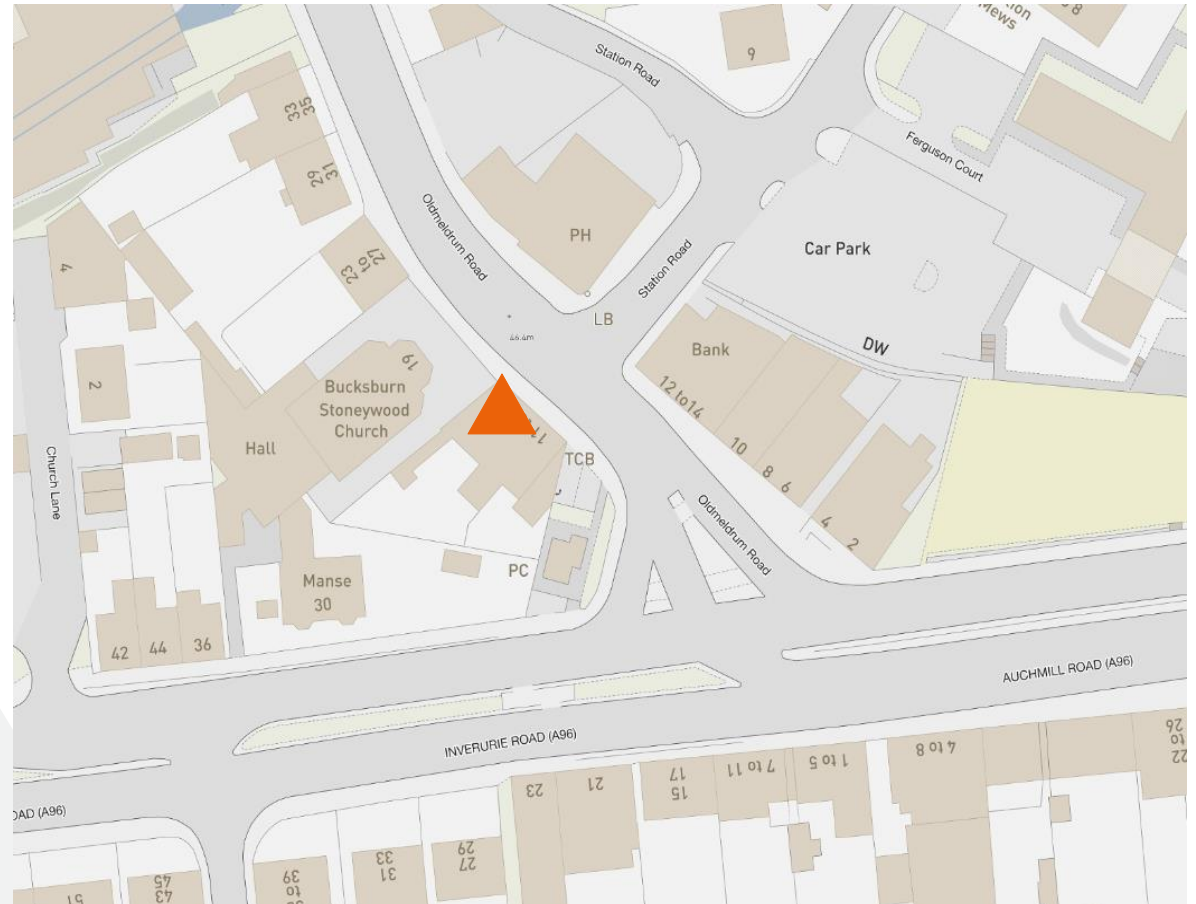
The surrounding area is a mix of residential and commercial in nature. Other commercial occupiers in the vicinity includes The Staging Post Public House, Total Endurance Sports Therapy and Kirkhill Barbers.

DESCRIPTION

The subjects comprise of an end terraced ground floor retail unit within a two storey and attic building of traditional granite and slate construction. The unit benefits from a recessed customer entrance with a timber, single glazed shop front.

Internally the premises have been most recently utilised as a photography studio and as such are finished to a good quality specification. The flooring features a laminate overlay, with walls being painted wood panels. Artificial lighting is provided by way of pendant lighting, with natural light provided by the shop frontage. W.C facilities provide a single toilet and hand wash basin

Free on-street car parking is available within the vicinity of the building.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Ground Floor	47.57	512
Total	47.57	512

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

PRICE

£70,000 is sought for our client's interest in the premises.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of " "

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

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.

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £5,500 per annum.

The subjects would therefore qualify for small business rates relief should a qualifying occupier be identified.

VAT

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



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

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

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