

RETAIL/OFFICE PREMISES

- > SIZE – 66.53 SQM (716 SQFT)
- > PRICE - £59,500
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS
- > CLOSE PROXIMITY TO LOCAL AND NATIONAL ROAD NETWORKS
- > NO VAT PAYABLE



FOR SALE

119 BON ACCORD STREET, ABERDEEN, AB11 6EH

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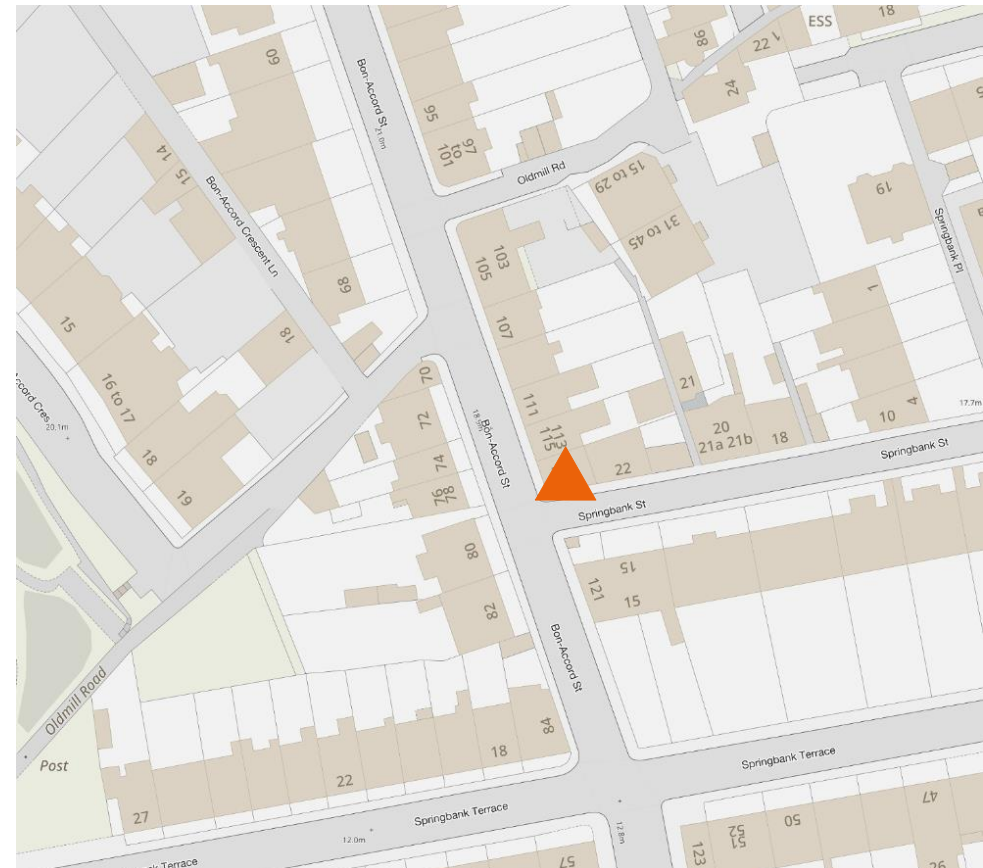
LOCATION

The subjects occupy an attractive corner location on the east side of Bon Accord Street, at its junction with Springbank Street. Within the vicinity of the building is Union Street to the north and Union Square to the east. The central location provides easy access to public transport links, road networks and other city centre amenities.

The area is predominately residential in nature with the surrounding buildings featuring flatted accommodation, however, there are also a number of Guest Houses in close proximity including the Crown Guesthouse, and Atticus Central Guest House.

DESCRIPTION

The subjects comprise a ground floor and basement premises set within a two-storey and attic building of traditional granite construction. Externally, the property benefits from a return frontage, featuring timber framed glazed windows. Internally the subjects have been partitioned at ground floor level to provide a front sales/services area with a separate room to the rear. The unit has been modernised and renovated to a good standard and is being re painted throughout. The premises provides accommodation suitable for a range of commercial uses spanning from retail and office, to other professional services. A W.C and tea prep area complete the ground floor. A fixed staircase at the rear of the property provides access to the basement, which provides further accommodation suitable for storage as well as uses which support the occupying business. On street car parking is available around the vicinity of the property.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Ground Floor	31.26	336
Basement	35.27	380
TOTAL	66.53	716

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

£59,500 is sought for our client’s interest in the premises.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of “F”.

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

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors’ website as £4,100.

The subjects would therefore qualify for 100% small business rates relief should a qualifying occupier be identified.

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.

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, 01224 202800

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