

## RETAIL PREMISES

- > CITY CENTRE LOCATION
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS
- > SIZE – 20.34 SQM (219 SQFT)
- > PRICE - £60,000

FOR SALE

**7A CROWN STREET ABERDEEN AB11 6HA**

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## LOCATION

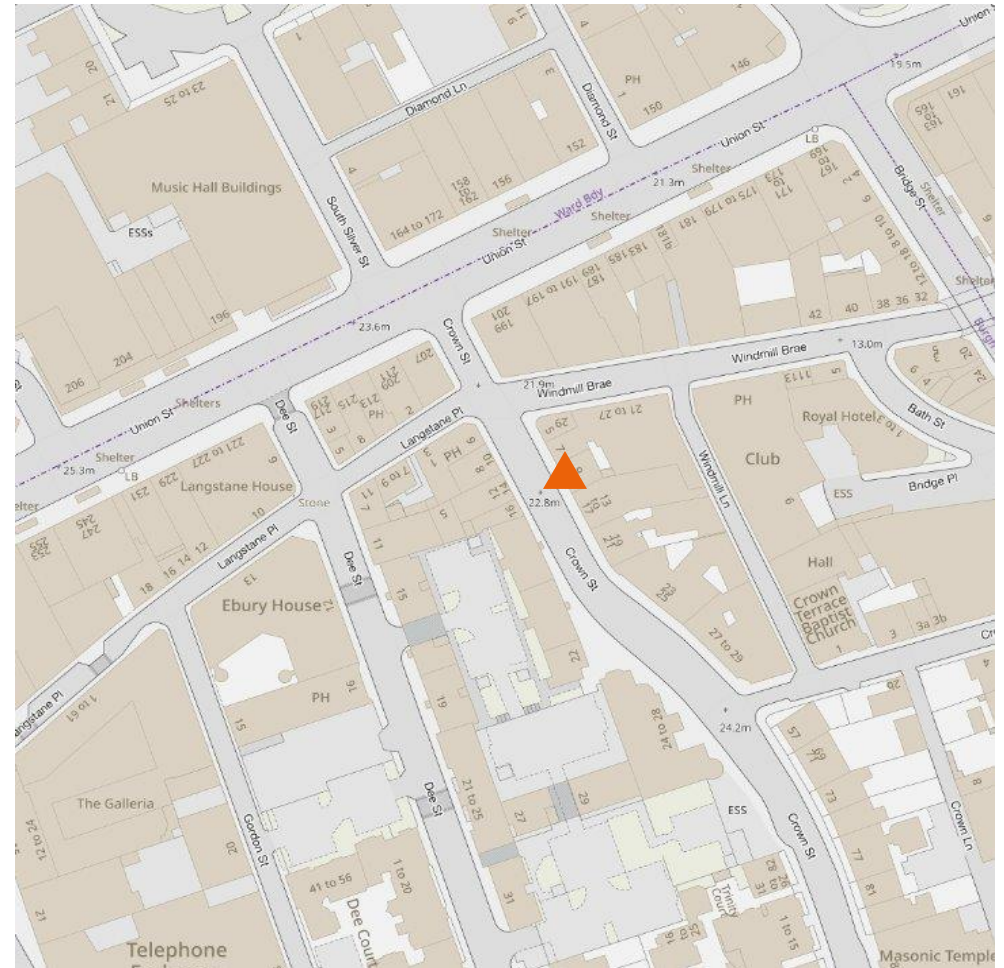
The property can be found on the east side on crown street in close proximity to its junction with Windmill Brae. Crown Street forms part of a retailing location to the immediate south of Aberdeen City Centre and Union Street, and is dominated predominantly by tenement style buildings with retail usage within the ground floor, and residential/commercial usage within the upper floors. However, the southmost section is predominantly residential in usage with a small number of B&B and hotels. Other commercial occupiers in the immediate vicinity include The Stag, Seoul Restaurant and Aberdeen Taxis.

## DESCRIPTION

The subjects comprise a traditional ground floor retail unit contained within a mid-terrace two storey with attic property. The building is of traditional solid stone construction with a pitched roof over, timber framed clad with slate and incorporating dormer projections within the front elevation. The ground floor is accessed via a recessed pedestrian doorway within the front elevation, which also featured a glazed retail display area with timber surround, timber signage above and roller security shutter.

Internally, the unit is configured to provide retail accommodation within the ground floor. The retail area has been split via a stud partition to create a small rear section, most recently used for food preparation. In terms of internal construction and finishes, the walls are a combination of timber panels and plasterboard within the rear section, whilst the ceiling is plasterboard and painted. Natural daylight is provided within the front section via the single glazed timber display window and artificial lighting is provided via a combination of pendant and strip lighting.

The property also benefits from a shared W.C facility located within the first floor of the adjacent building, accessible via the entranceway to Johnathan Tait & co solicitors.



**ACCOMMODATION**

Accommodation	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	20.34	219
<b>Total</b>	<b>20.34</b>	<b>219</b>

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**

£60,000 is sought for our clients 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.

**RATEABLE VALUE**

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £6,300 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.

**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 Queen's Road, Aberdeen, AB15 4ZN  
**Shona Boyd**, Shona.Boyd@shepherd.co.uk 01224 202814 [www.shepherd.co.uk](http://www.shepherd.co.uk)

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