

HOT FOOD INVESTMENT FOR SALE

- > YEARLY ROLLING LEASE IN PLACE WITH AN INCOME OF £187 PER WEEK
- > LOCATED WITHIN A BUSY THOROUGHFARE WITHIN TORRY
- > PRICE – OFFERS OVER £95,000
- > SIZE – 99.39 SQM (1,070 SQFT)



ABERDEEN TANDOORI

Curries Wraps Burgers Pizza

Indian Cuisine

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TO LET
CONTACT JOE
0770474119

FOR SALE

121 VICTORIA ROAD, ABERDEEN, AB11 9LX

CONTACT: Melanie Grant, melanie.grant@shepherd.co.uk 01224 202800 www.shepherd.co.uk



Hot Food Takeaway Unit For Sale

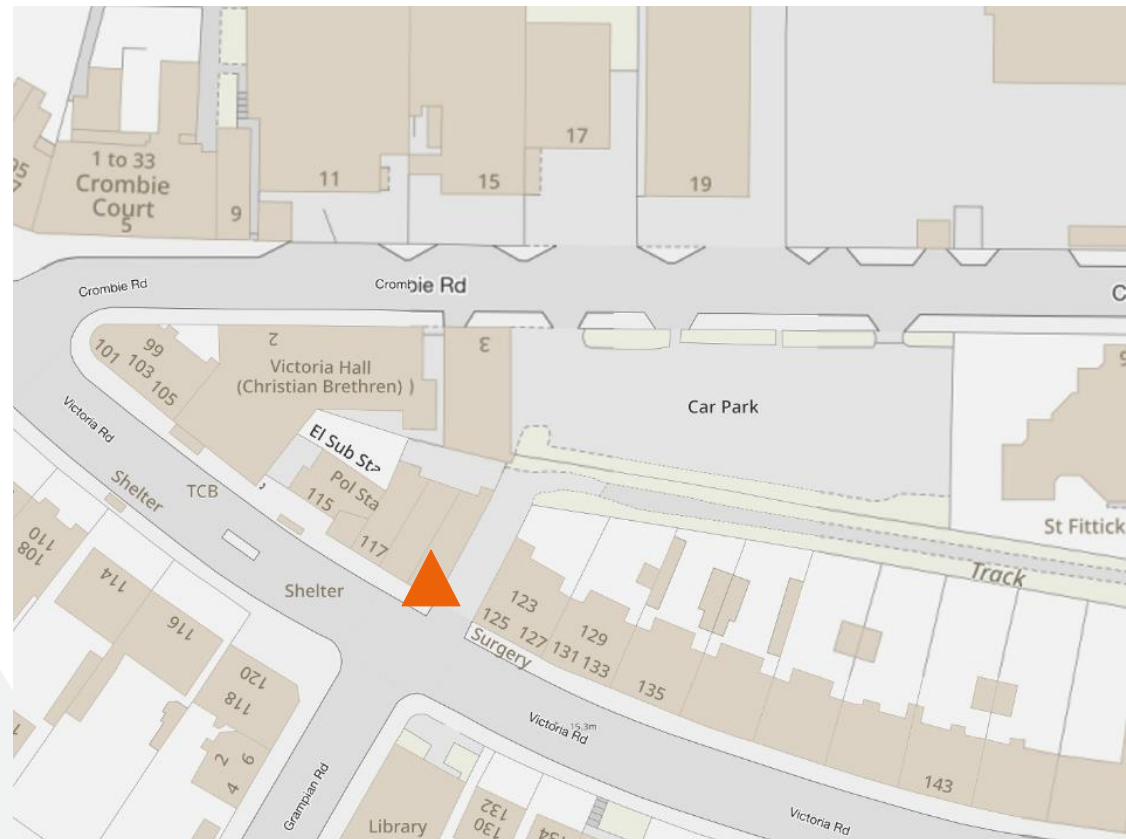
LOCATION

The subjects are located on the east side of Victoria Road, at its junction with Grampian Road, within the Torry area. Victoria Road is the main thoroughfare through Torry, and this part of Victoria Road serves as the prime retailing area for the locality, with a mixture of local and national retailers occupying ground floor units, with residential accommodation typically at upper levels. Torry itself is a suburb which lies just south of the River Dee, a short distance south of Aberdeen City Centre, and the harbour area. Commercial occupiers in the vicinity include King Kebab & Pizza and Studio 117

DESCRIPTION

The subjects comprise an end terraced, single-storey retail unit with a two-storey extension to the rear. The property is of blockwork construction with a pitched slate clad roof over. The unit has a timber framed and single glazed retail frontage, incorporating a pedestrian doorway of similar design to the side.

Internally, at ground floor level the property provides a service area to the front, with kitchen and storage accommodation to the rear. The service area has a tiled suspended floor, plastic panelled walls and a suspended ceiling grid over with in-built lighting. The kitchen and storage areas are similarly finished. W.C. facilities are also located on ground floor level



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Ground Floor	65.50	705
First Floor	33.89	365
TOTAL	99.39	1,070

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

PRICE

Offers over £95,000 are sought for our clients interest in the property.

TENANCY DETAILS

The subjects are let to RISE Aberdeen CIC for £197 per week on a yearly rolling basis, which commenced on April 1st 2023. Further details are available on request.

RATEABLE VALUE

The property is currently entered into the valuation roll for the value of £7,700 Per Annum.

Qualifying occupants would be eligible to 100% rates relief, with further information available on request.

ENERGY PERFORMANCE CERTIFICATE

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

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, AB15 4ZN
Melanie Grant melanie.grant@shepherd.co.uk 01224 202800 www.shepherd.co.uk

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