

TO LET/FOR SALE

Retail Premises

Prominent City Centre Location

Adjacent to proposed new
Aberdeen market

Size: 370 sqm (3,982 sqft)

Rental: £30,000 per
annum

Price: On Application



WHAT 3 WORDS

18-22 MARKET STREET, ABERDEEN, AB11 5PL

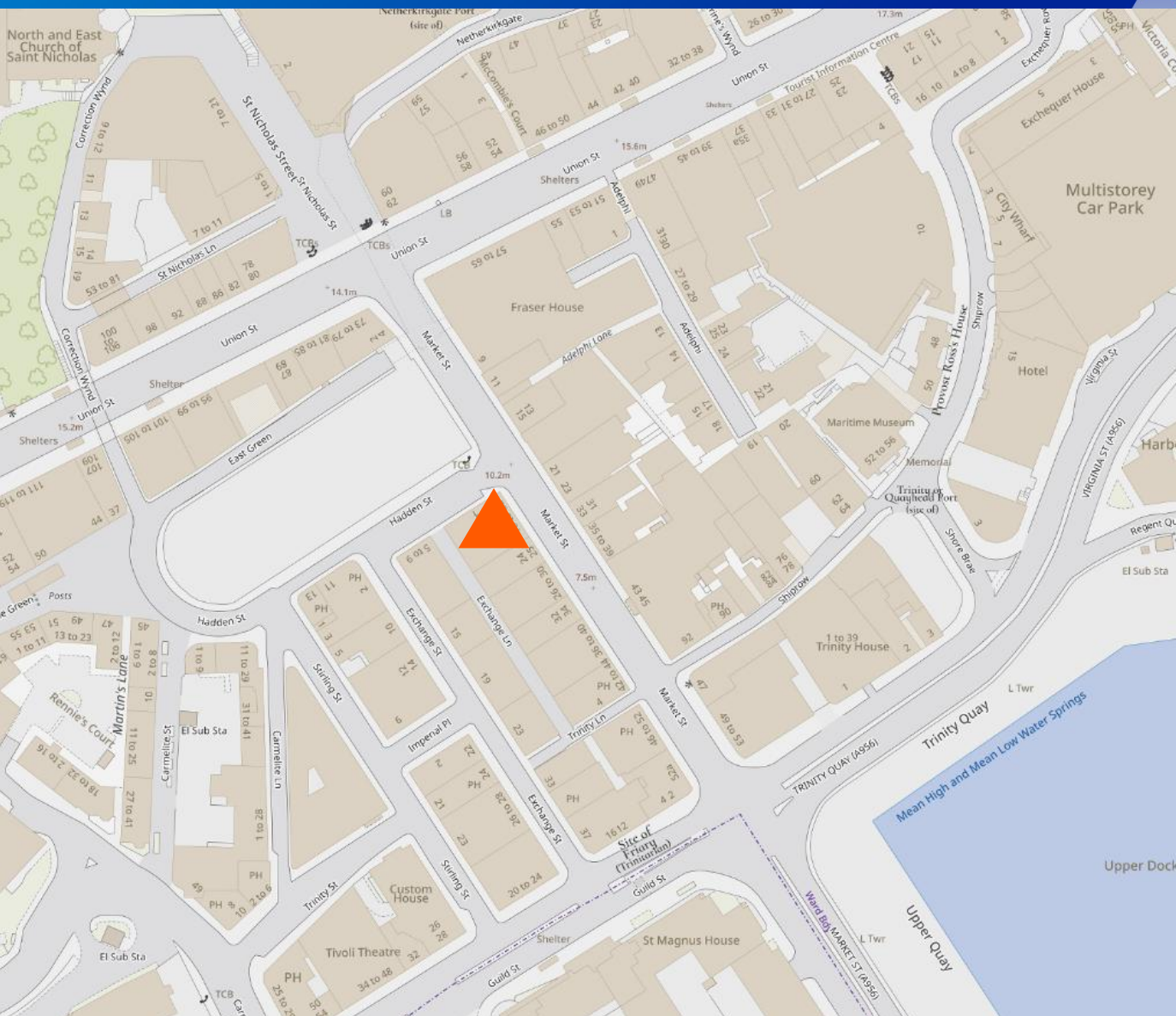
CONTACT: James Morrison | j.morrison@shepherd.co.uk | 01224 202804 | shepherd.co.uk
Melanie Grant | melanie.grant@shepherd.co.uk | 01224 202804 | shepherd.co.uk





Location

18-22 MARKET STREET, ABERDEEN, AB11 5PL



The subjects are located on the west side of Market Street with a return frontage onto Hadden Street. The property benefits from being a short distance from the Market Street & Union Street junction.

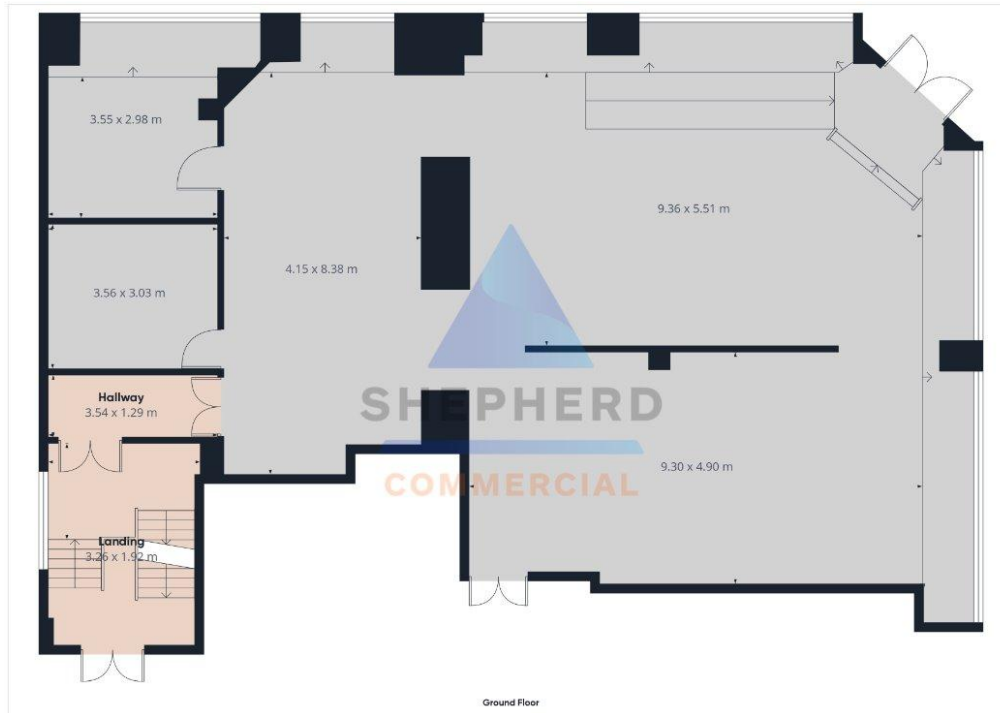
Commercial occupiers within the area include Sports Direct, Marks and Spencer, HSBC along with the property being in close proximity to Union Square, St Nicholas & Bon Accord Shopping Centres.



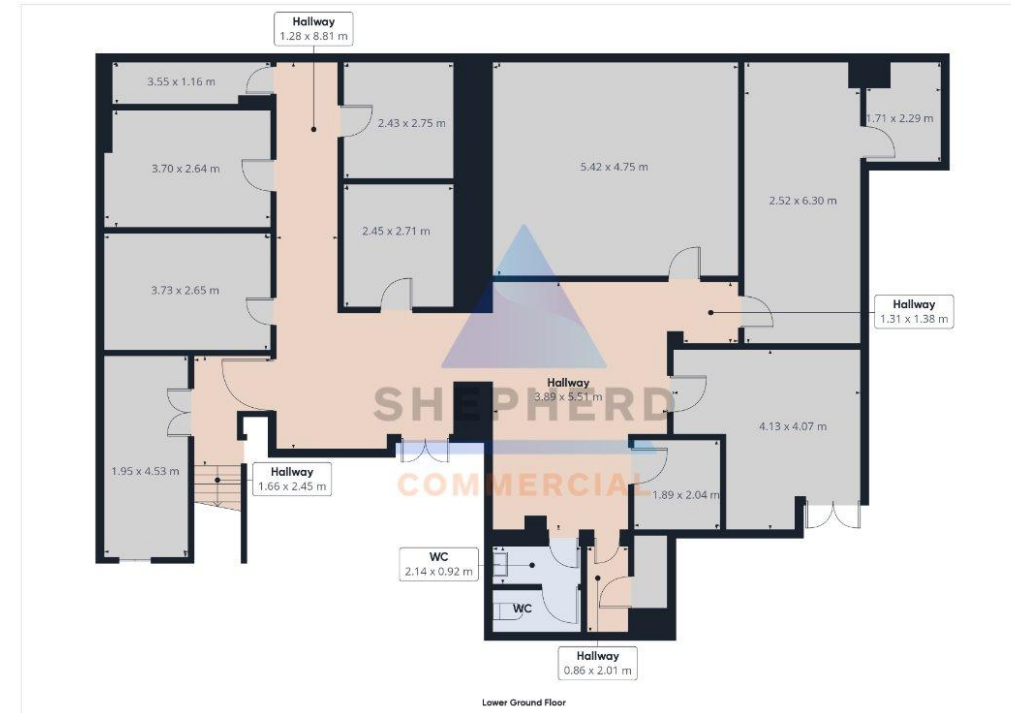


Floor Plans

18-22 MARKET STREET, ABERDEEN, AB11 5PL



LOWER GROUND FLOOR



GROUND FLOOR



Description

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The property comprises of a ground and lower ground floor retail unit situated within a three storey attic and lower ground building of granite and slate construction.

Internally, the property is laid out to provide a retail sales area at ground floor with the lower ground floor previously being utilised as treatment rooms, storage, male and female toilets along with staff areas.

At ground floor, the flooring has been overlaid in a vinyl with the ceiling being predominately suspended acoustic tile incorporating light fitments. The walls are plasterboard and have been painted or lined in wallpaper.

The lower ground floor is accessed towards the rear of the property with the flooring being a mixture of carpet and vinyl, with the walls and ceilings being painted plasterboard.

Accommodation

	m ²	ft ²
Ground Floor	210	2,260
Lower Ground Floor	160	1,722
Total	370	3,982

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

£30,000 per annum exclusive of VAT and payable quarterly in advance.

Price

On Application.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

Rateable Value

The subjects are currently entered into the Valuation Roll as a shop at a rateable value of £34,500.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of C.

Further information and a recommendation report is available to seriously interested parties on 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 incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction

Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



James Morrison

j.morrison@shepherd.co.uk



Melanie Grant

Melanie.grant@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



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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