



# TO LET

## RETAIL PREMISES

Situated On An Established  
Retail Parade

Size – 82.1 SQM (844 SQFT)

Rental - £10,000 PA

Rates Relief Available To  
Qualifying Occupiers



WHAT 3 WORDS

**15 BYRON SQUARE, ABERDEEN, AB16 7LL**

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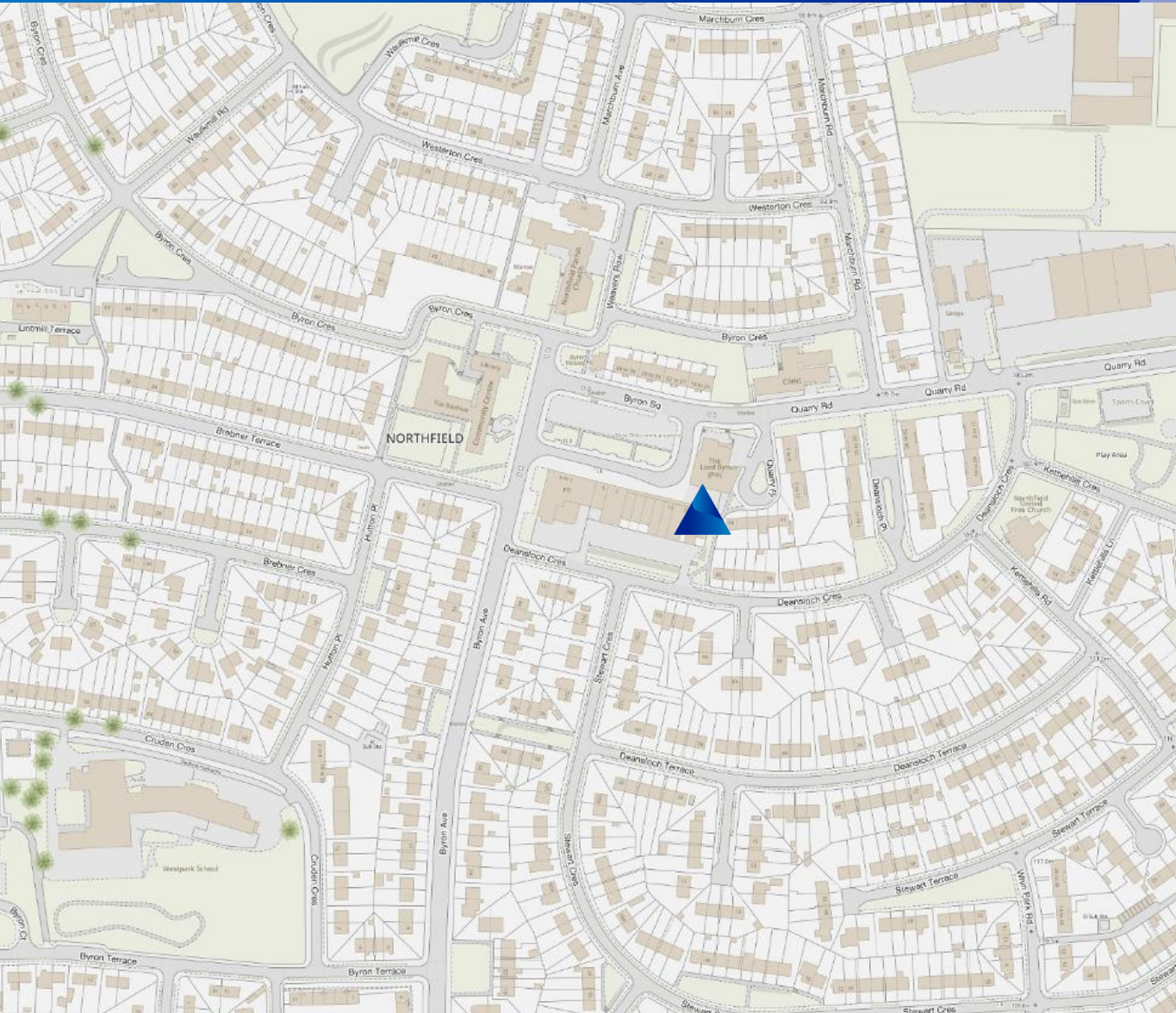






# Location & Description

15 BYRON SQUARE, ABERDEEN, AB16 7LL



## Location

The property is situated on Byron Square within an established retail parade. The precinct is accessed via Byron Avenue within the Northfield suburb of Aberdeen. Northfield is in close proximity to the Anderson Drive ringroad and can be accessed via vehicular transport and public bus services with ease.

Neighboring tenants include Byron Baker, Premier Express and Rowlands Pharmacy.

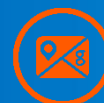
## Description

The property comprises of an end terraced commercial unit within a single storey commercial parade surmounted by a flat roof and canopy top the front. The property benefits from a large single display window with recessed entrance door of aluminum framed and glazed construction.

Internally the property is presented in the former tenants corporate specifications with laminated timber and carpeted flooring, partitions forming staff counter, tea prep along with multiple w.c. facilities.

Accommodation	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	82.1	884

The above mentioned floors areas have been calculated on a Net Internal Area Basis in accordance with the RICS measuring practice 6<sup>th</sup> edition.



FIND ON GOOGLE MAPS



## Rental

£10,000 per annum.

## Ground Rent

The property is held on a ground lease at a cost of £2,000 per annum. Further information available on request.

## Rateable Value

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £12,750 per annum.

Qualifying occupiers can benefit from 81.25% rates relief via the Small Business Bonus Scheme resulting in £1,190.53 as rates payable. Further information is available upon request.

## Energy Performance Certificate

The subjects currently have an EPC rating of "G"

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.

## Get in Touch

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



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### 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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