

**FOR SALE /
TO LET**

Retail Premises

Prominent corner location

Suitable for a variety of
commercial units

Size: 260.09 SQM (2,800 SQM)

Rental: £12,000 pa

Price : £215,000

VIRTUAL TOUR 



70 HOLBURN STREET, ABERDEEN, AB10 6BX

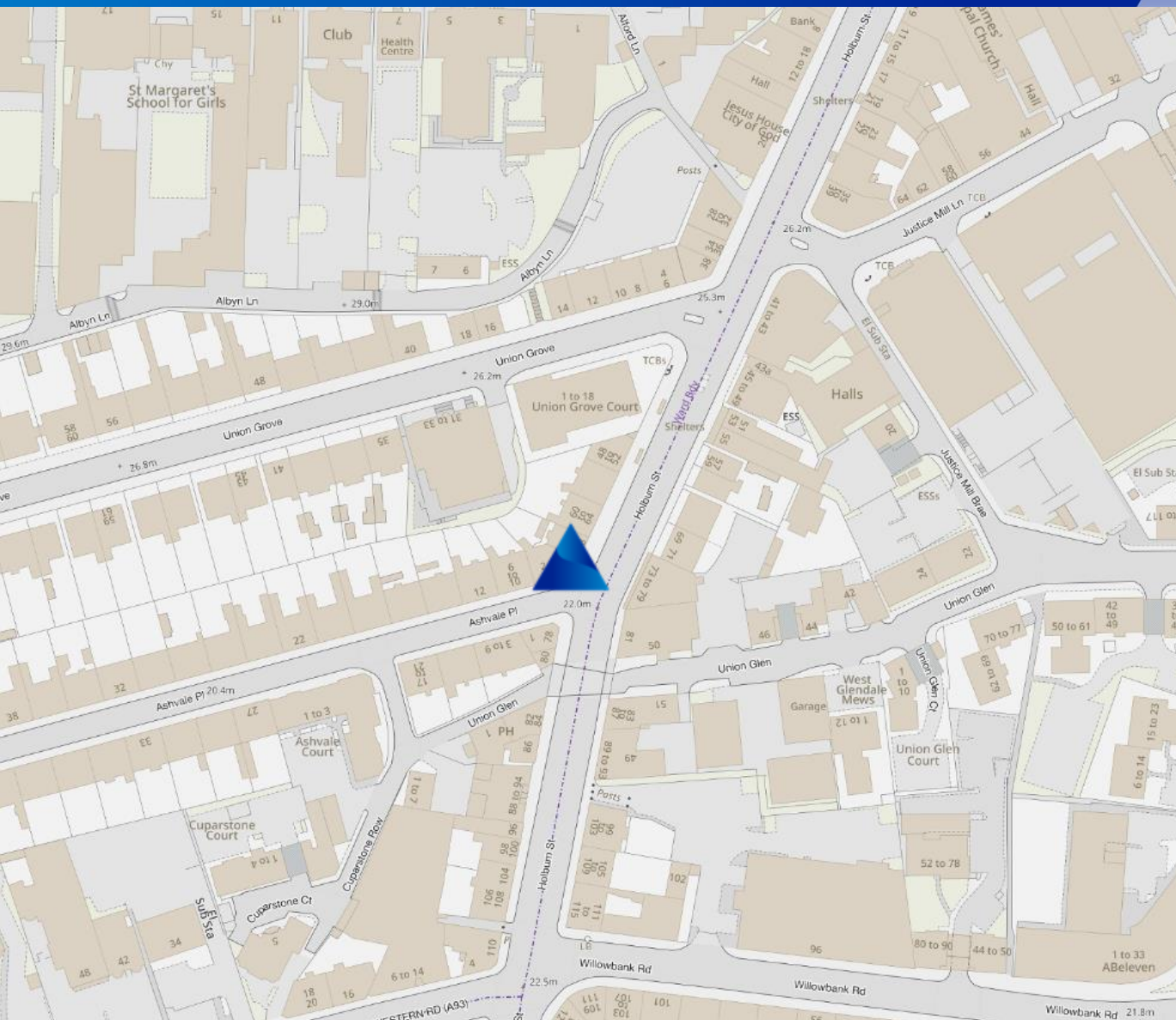
CONTACT: Mark McQueen | mark.mcqueen@shepherd.co.uk | 01224 202836 | shepherd.co.uk
Stephen Gunn | stephen@gunnproperty.co.uk | 0141 221 3500 | gunnproperty.co.uk





Location

70 HOLBURN STREET, ABERDEEN, AB10 6BX



The premises occupy a prominent corner location at the West side of Holburn Street at its junction with Ashvale Place. Holburn Street is one the main arterial roads in and out the city centre to the south, as a consequence the subjects benefit from excellent public and private transport links.

The location is mixed use in nature with retail, public house, takeaway and residential uses all being present. Surrounding occupiers include Papa John's, William Hill, Natures Larder and Pizza Hut.

**Retail Unit in Prominent
Corner Location**



FIND ON GOOGLE MAPS



Description

70 HOLBURN STREET, ABERDEEN, AB10 6BX

The subjects comprise a prominent corner unit at Holburn Street at its junction with Ashvale Place. The subjects comprise the ground floor and basement of a three storey and attic building of traditional granite construction.

The property benefits from a timber glazed window frontage on both Holburn Street and Ashvale Place with a recessed pedestrian doorway and signage fascia above.

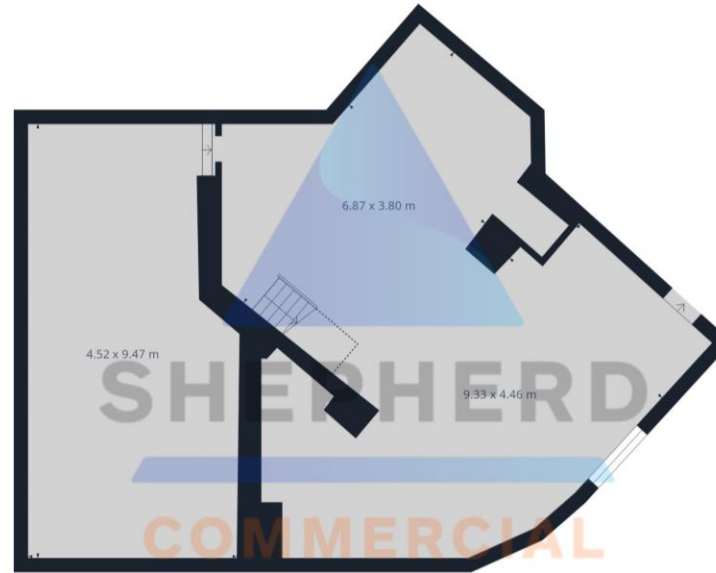
Internally, the subjects provide open plan sales / service area on the ground floor, with further accommodation in the basement. Flooring is predominantly suspended timber overlaid in a mixture of finishes and the walls and ceilings are painted lath and plaster. Natural lighting is provided via the glazed frontage, and artificial lighting is by way of LED light fittings.



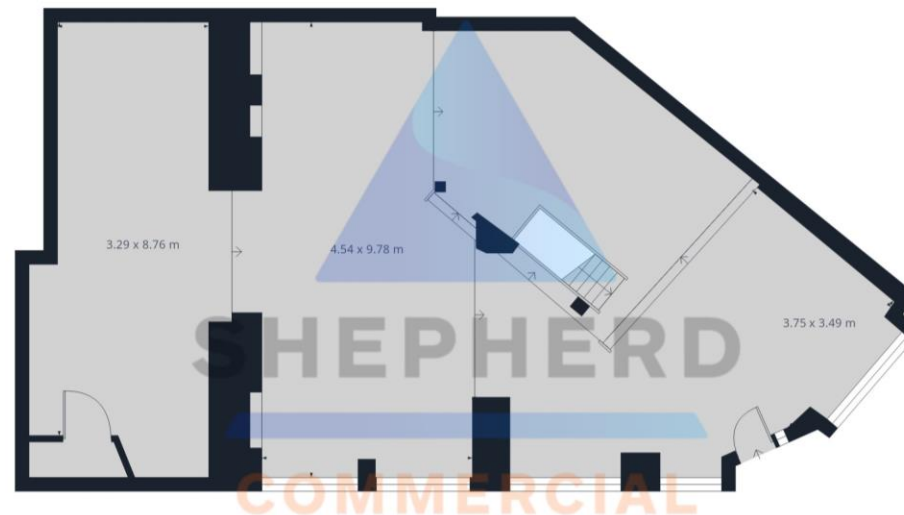


Floor Plans

70 HOLBURN STREET, ABERDEEN, AB10 6BX



Basement



Ground Floor



Accommodation

	m ²	ft ²
Ground Floor	146.10	1,573
Basement	113.99	1,227
TOTAL	260.09	2,800

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).

Price

£215,000 is sought for our client's interest in the property.

Rent

£12,000 per annum is sought.

64 – 66 Holburn Street

The premises are currently connected to 70 Holburn Street which is also available to purchase with further information available upon request.

Rateable Value

The subjects will require to be reassessed upon occupation as it is part of a larger entry.

The combined rateable value is £34,750

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of .

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 joint agents:



Mark McQueen

mark.mcqueen@shepherd.co.uk



Stephen Gunn

stephen@gunnproperty.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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