



**FOR SALE /  
TO LET**

### Retail Premises

City centre location

Suitable for a variety of  
commercial uses

Size: 129.41 sqm (1,393 sqft)

Rental: £8,000 pa

Price : £125,000

**VIRTUAL TOUR** 

**64-66 HOLBURN STREET, ABERDEEN, AB10 6BX**

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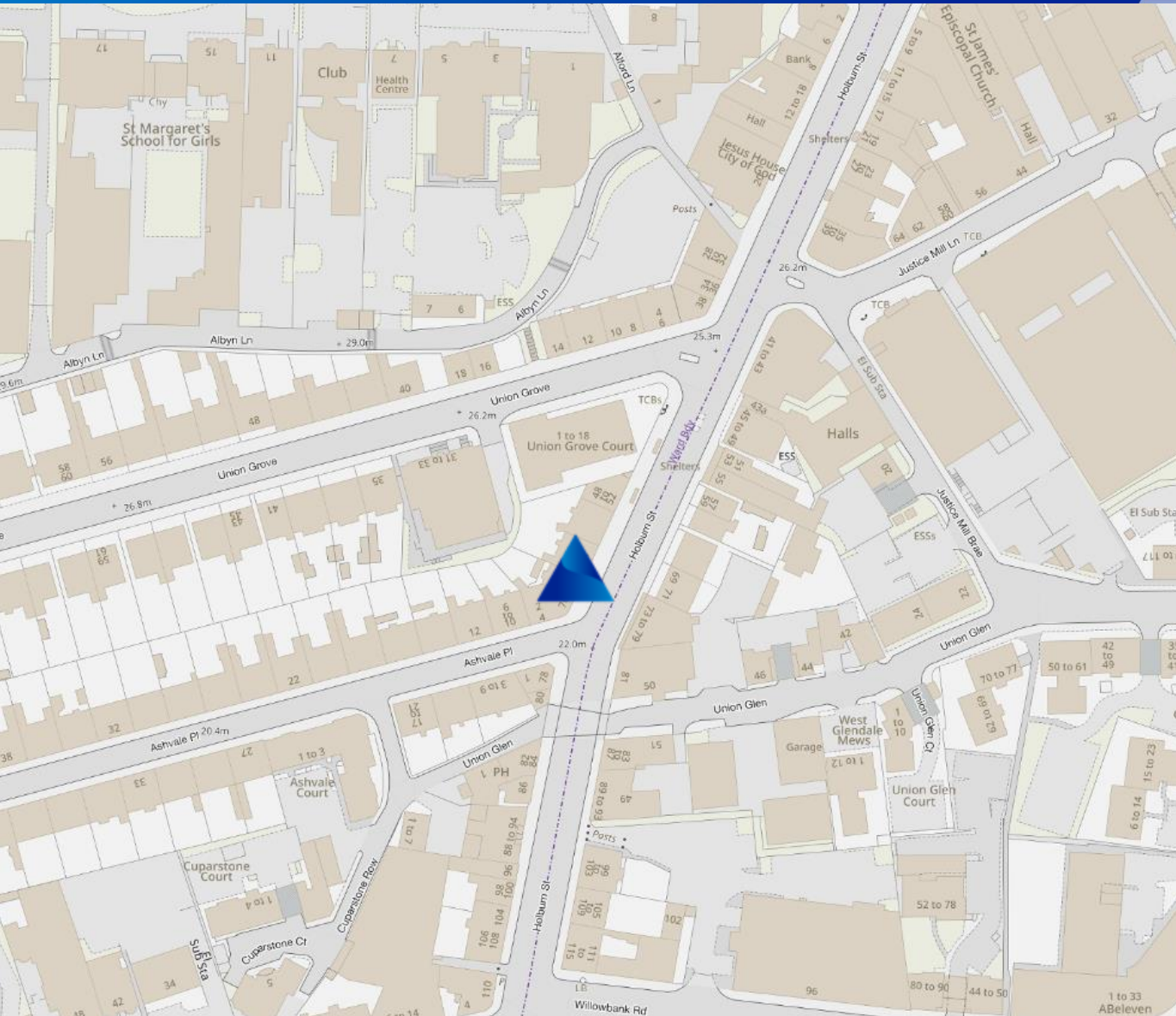






# Location

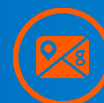
64-66 HOLBURN STREET, ABERDEEN, AB10 6BX



The subjects are located on the western side of Holburn Street, near 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.

This busy thoroughfare comprises a mix of commercial and residential uses. Commercial occupiers within the immediate vicinity include Natures Larder, Pappa Johns, William Hill and Body Tune.

Retail premises in city centre  
location



FIND ON GOOGLE MAPS



# Description

64-66 HOLBURN STREET, ABERDEEN, AB10 6BX



The subjects comprise the ground floor and basement of a 3 storey and attic building of traditional granite construction. The property comprises a timber glazed window frontage with a pedestrian entrance doorway and signage fascia above.

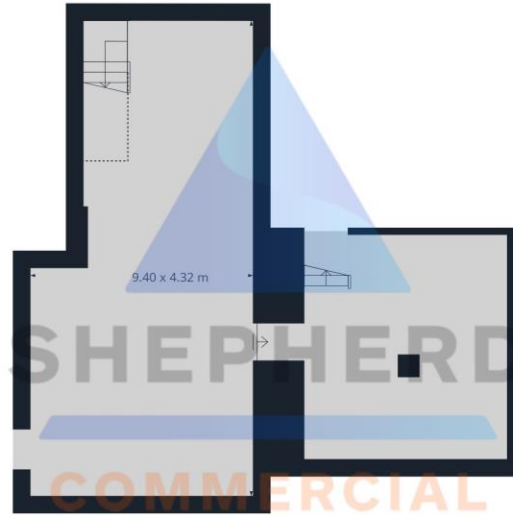
Internally, the subjects provide open plan retail space on the ground floor with further accommodation in the basement. The premises would have historically been laid out as two separate shops but have since been converted to present as one larger sized property, suitable for a range of commercial uses.



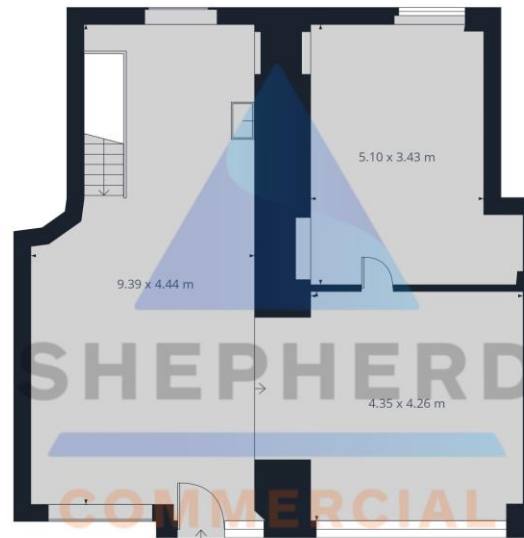


# Floor Plans

64-66 HOLBURN STREET, ABERDEEN, AB10 6BX



Basement



Ground Floor



## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	79.99	861
Basement	49.42	532
<b>TOTAL</b>	<b>129.41</b>	<b>1,393</b>

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

£125,000 is sought for our client's interest in the property.

## Rent

£8,000 per annum is sought.

## 70 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 incoming purchaser 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:



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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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