

TO LET

Class 1A Premises with Class 3 (Food & Drink) Consent

Prominent position in popular
Rosemount neighbourhood

Class 3 (Food & Drink) Consent
with fitted Kitchen

Size: 92.97 SQM (1,000 SQFT)
Including ancillary basement
storage

Rental: £15,000 per annum



WHAT 3 WORDS

35 ESSELMONT AVENUE, ABERDEEN, AB25 1SX

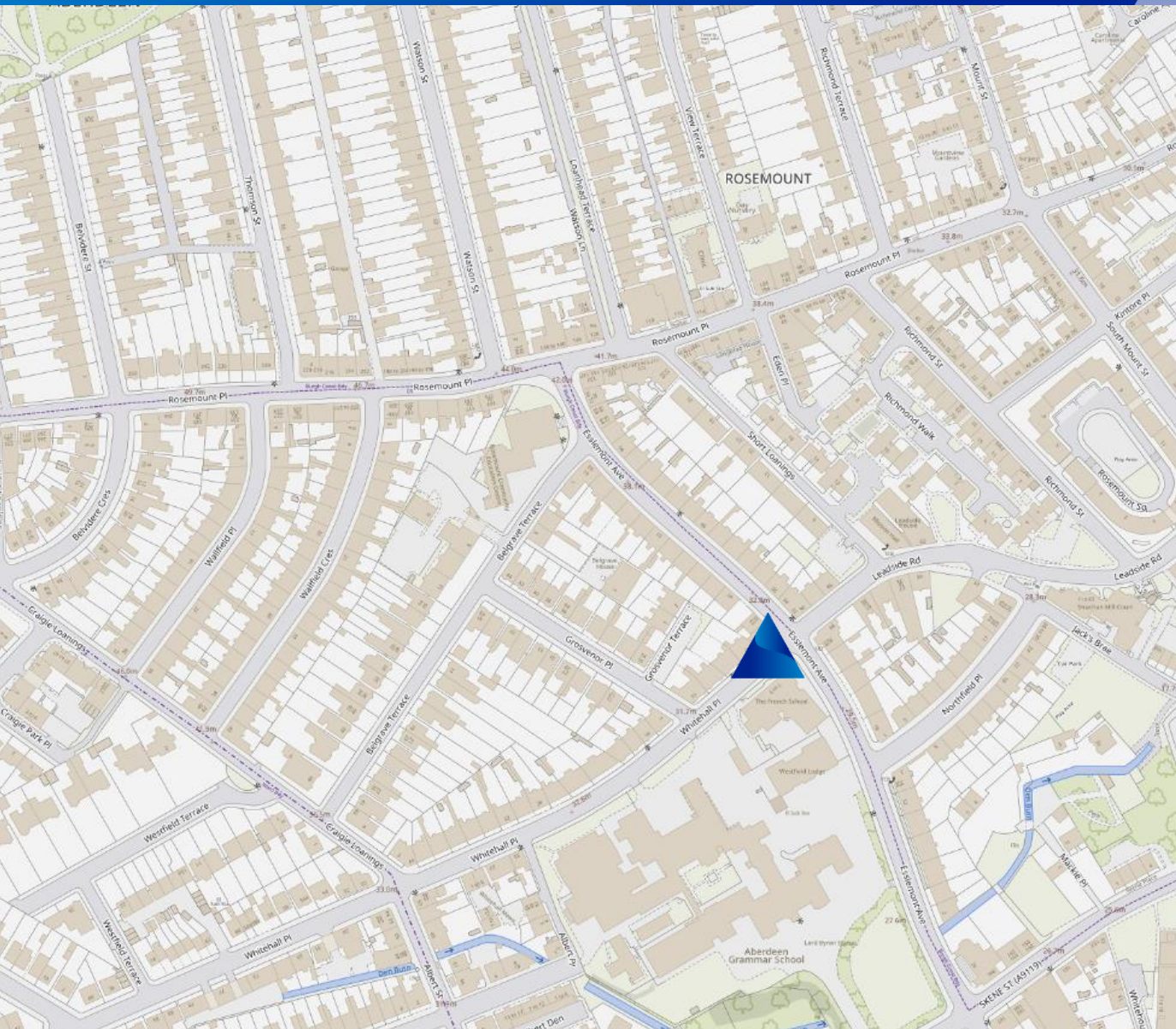
CONTACT: Melanie Grant | melanie.grant@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

35 ESSELMONT AVENUE, ABERDEEN, AB25 1SX



The subjects are located on the West side of Esslemont Avenue at its junction with Whitehall Place. It is located to the periphery of the Rosemount area of Aberdeen which forms an established secondary retailing location, a short distance to the northwest of the City Centre.

The surrounding area is a mix of commercial and residential in nature, with a number of retail/commercial units being located at ground floor level. The subjects occupy a prominent spot within a busy throughfare between Rosemount Place and Skene Street and as such, benefits from good levels of passing trade. Nearby commercial occupiers include Aberdeen Blind Co. and The Cult of Coffee. The subjects are also opposite Aberdeen Grammar School.

Car Parking

The subjects benefit from car park with 6 spaces which is accessed via Esslemont Avenue, these spaces can be allocated to the Tenant for an additional rent. On Street car parking is also available within the vicinity on a pay and display basis.



FIND ON GOOGLE MAPS



Description

35 ESSELMONT AVENUE, ABERDEEN, AB25 1SX



No 35 Ground Floor

The subjects comprise ground and basement floors contained within a three storey, attic and basement, traditional stone-built property with a pitched and slated roof over incorporating dormer projections. For this property, a new entrance will be formed for pedestrian access via Esslemont Avenue.

Internally, the subjects provide an open plan ground floor retail / hospitality premises, with a kitchen located to the rear of the unit. This unit provides an excellent opportunity for a café / restaurant operation, or other uses which fall under Class 1A consent.

Ancillary storage is located at basement level and accessed externally to the rear of the premises.

Accommodation

	m ²	ft ²
No.35	59.97	645
Basement	33.00	355
TOTAL	92.97	1,000

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).



Photos

35 ESSELMONT AVENUE, ABERDEEN, AB25 1SX



No 35 Ground Floor Kitchen

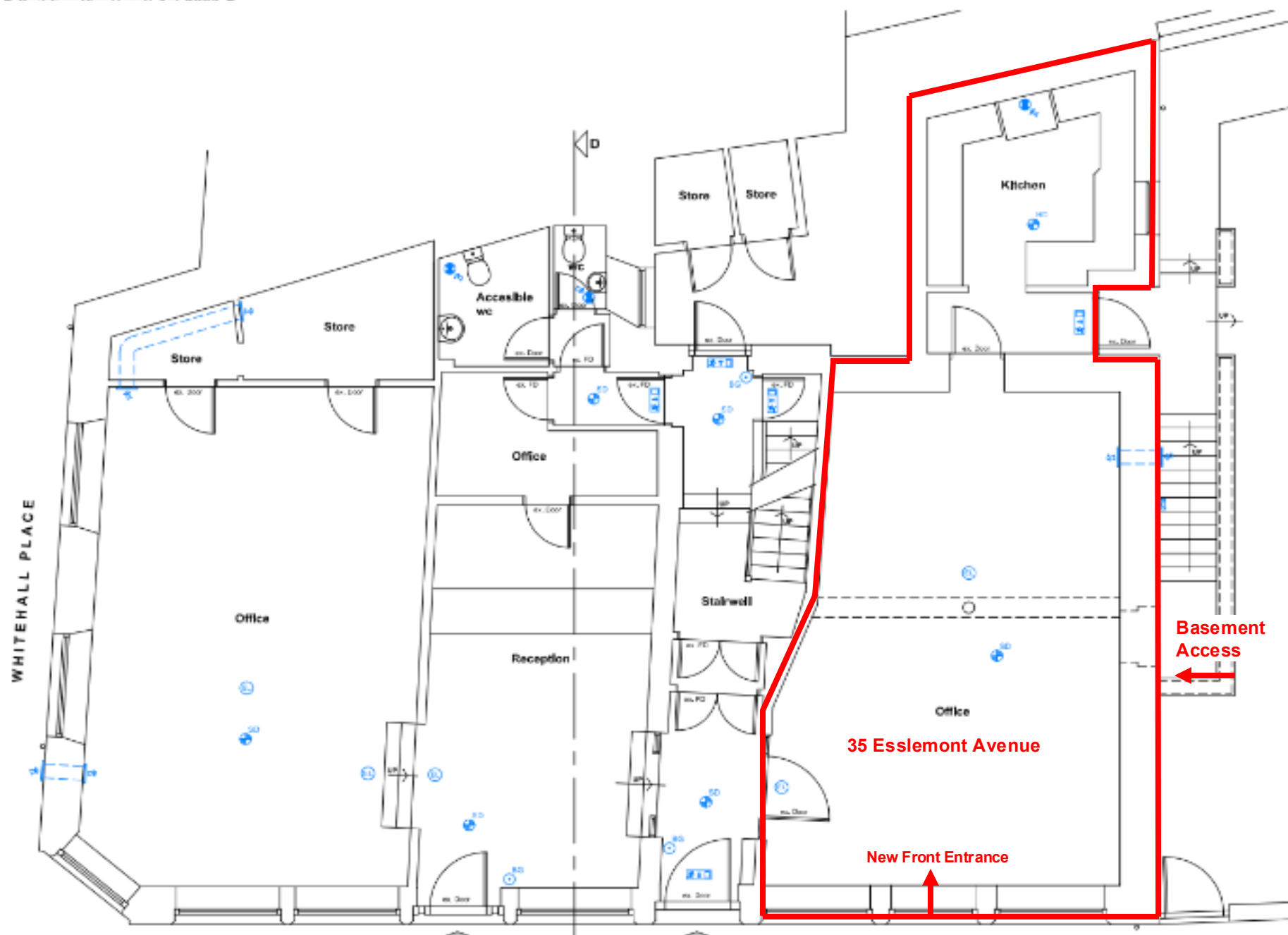


Basement



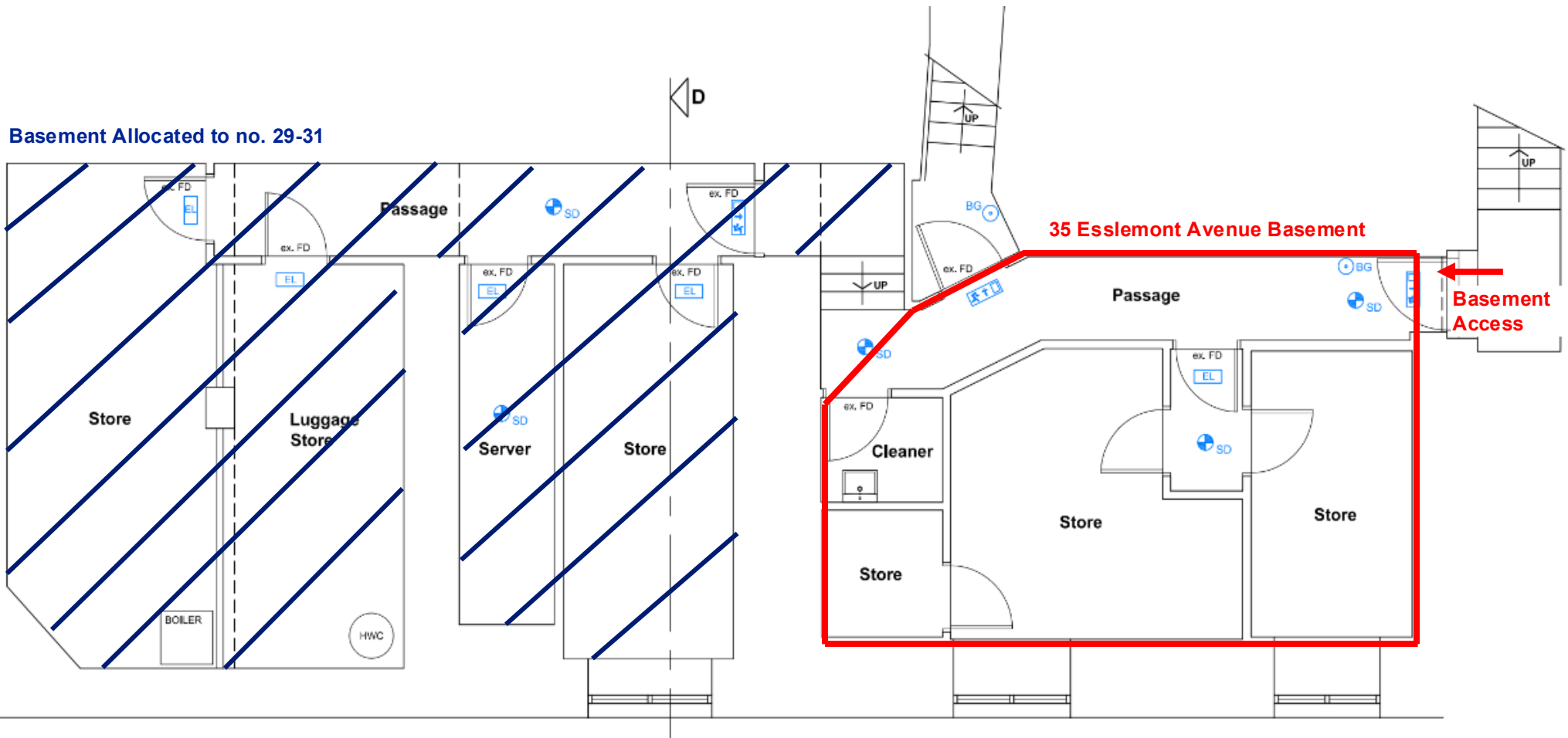
Floor Plans

35 ESSELMONT AVENUE, ABERDEEN, AB25 1SX





Basement Allocated to no. 29-31





Rental

£15,000 per annum.

Lease Terms

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

Car Parking spaces can be allocated to the Tenant for an additional rent.

Planning

Relating to this opportunity is a planning application for "Change of use of ex-reception facilities to two class 3 (food and drink) units in existing ground and basement floors..." Further details are available via the Aberdeen City Council Planning Portal with the Reference: [220913/DPP](#)

Rateable Value

Upon occupation of the building, the rates will require reassessment.

At present, the whole building (29-35 Esslemont Avenue) is entered into the Valuation Roll with a Rateable value of £20,000 as of April 1st 2023.

Energy Performance Certificate

Further information and a recommendation report is 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 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:



Melanie Grant

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Shepherd Chartered Surveyors

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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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