

TO LET

Retail Premises

Prominent city centre location

Size: 60.18 SQM (648 SQFT)

Suitable for a variety of commercial uses

Rental: £15,000 pa

VIRTUAL TOUR 

49 ROSE STREET, ABERDEEN, AB10 1UB

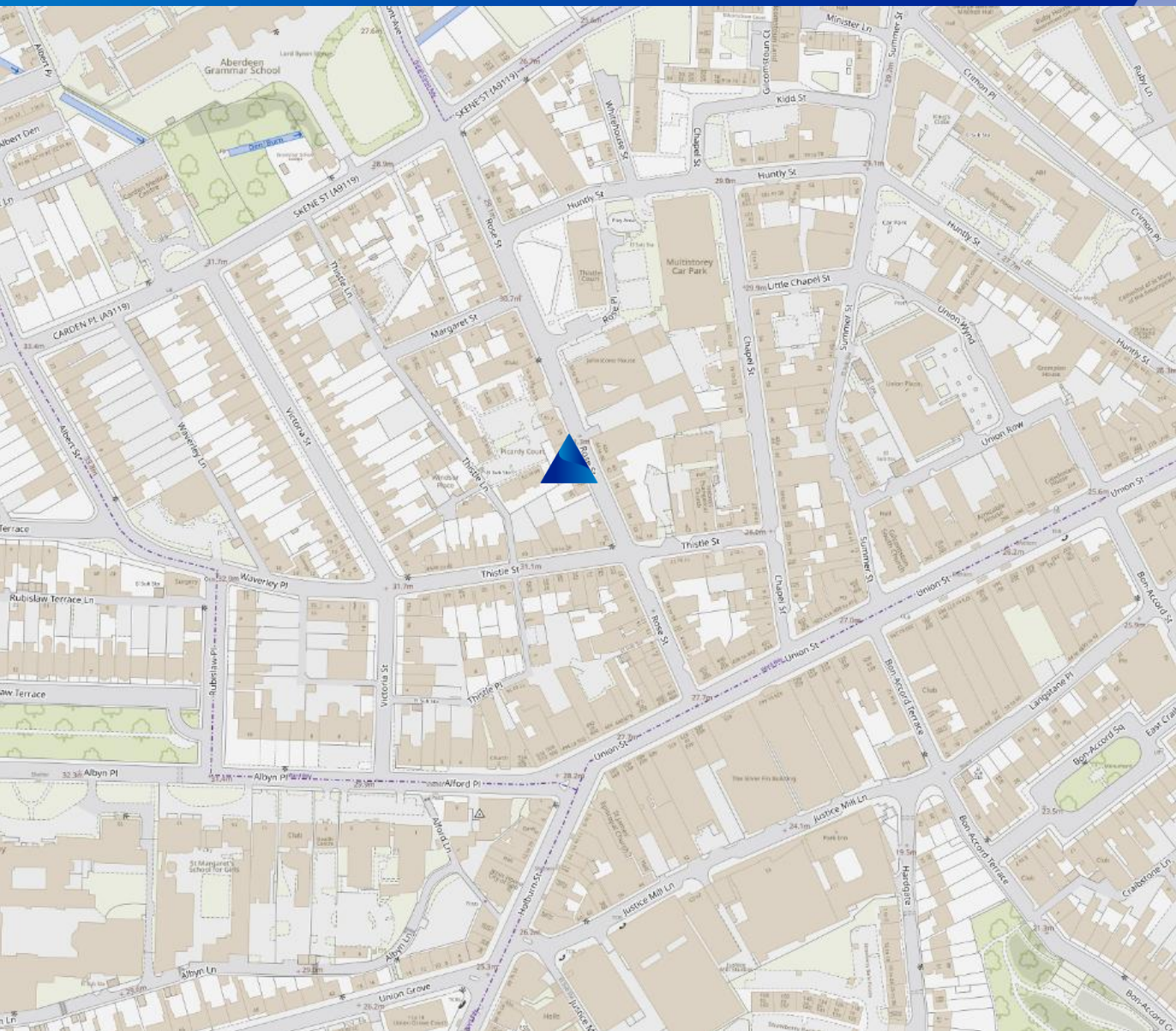
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SHEPHERD
COMMERCIAL



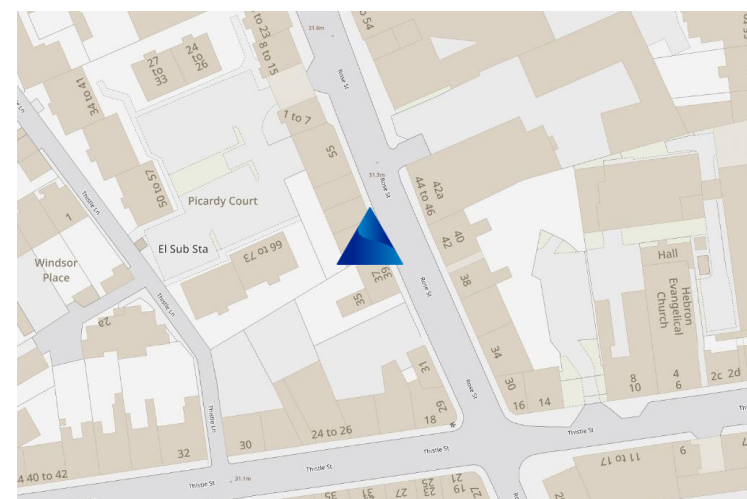
Location

49 ROSE STREET, ABERDEEN, AB10 1UB

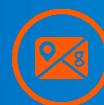


The subjects are located on the west side of Rose Street close to its junction with Thistle Street. Rose Street is situated in a prominent city centre location, meeting Union Street, Aberdeen's main commercial throughfare, at its south junction. This prime location benefits from high levels of pedestrian and vehicular passing traffic, as well as being close to all of the main public transport links and road networks.

Surrounding occupiers are a mixture of residential and retail users, largely local in nature. Other businesses on Rose Street include Bandit Bakery, Déjà Vu and Thistle Sports.



City Centre Retail Premises

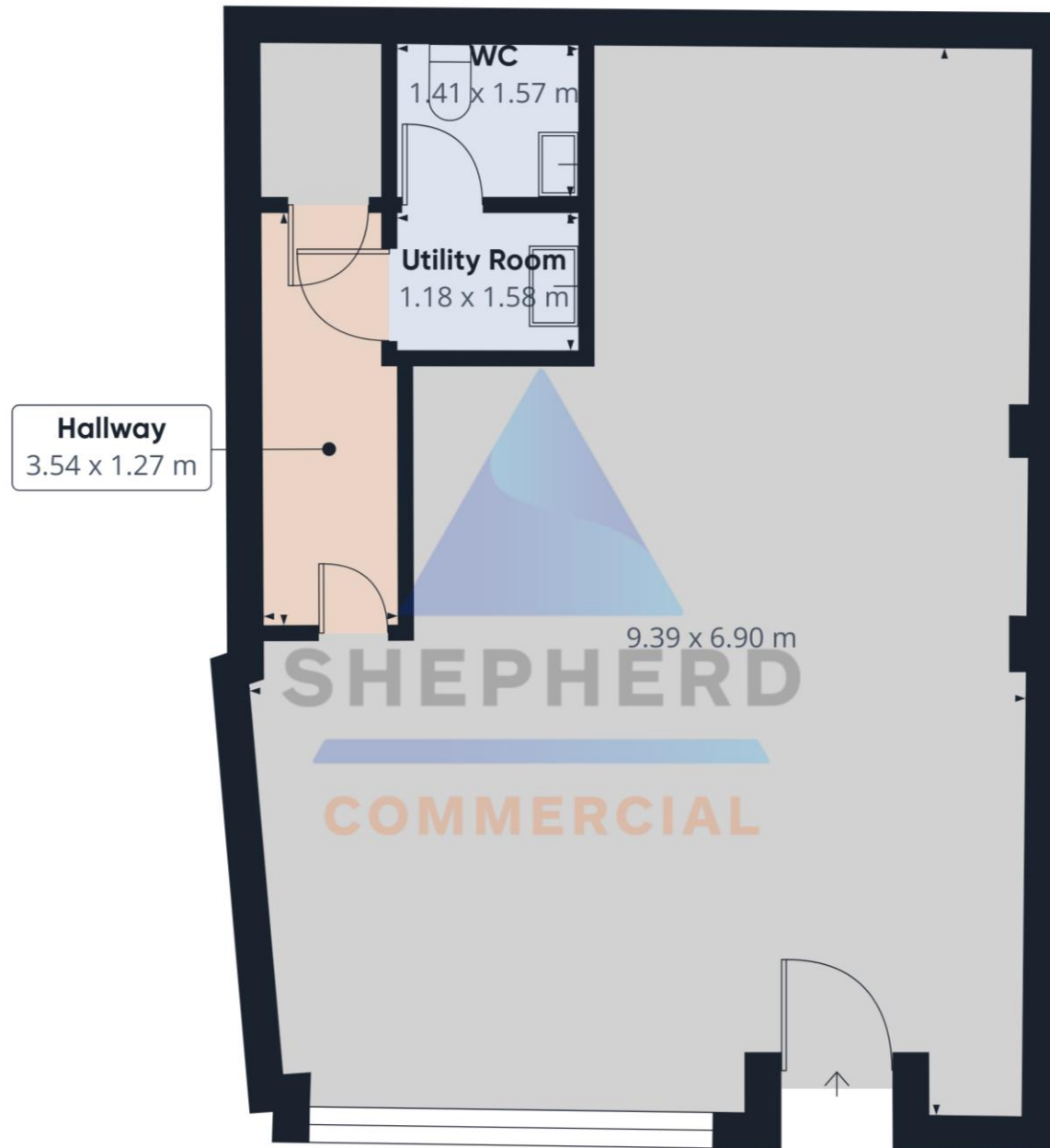


FIND ON GOOGLE MAPS



Floor Plan

49 ROSE STREET, ABERDEEN, AB10 1UB





Description

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The subjects comprise a ground floor retail unit within a mid terraced, three storey and attic traditional granite building with a pitched slate roof over. To the front, the subjects benefit from a glazed retail frontage with signage fascia above and a recessed aluminum framed pedestrian doorway.

Internally, the subjects provide an open plan sales / service area to the front, with storage, tea prep and WC located to the rear. The property is presented in shell condition and ready for occupation subject to tenant's fit out. Heating is by way of electric heaters. Natural light is provided via the glazed display windows, whilst artificial light is by means of pendant light fittings.

Accommodation

	m ²	ft ²
Total	60.18	648

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

£15,000 per annum is sought.

Lease Terms

The subjects are available on the basis of a new Full Repairing and Insuring Lease of negotiable duration.

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £15,750.

On this basis the premises would be eligible for 21.25% rates relief, resulting in a net liability of £6,176.76 payable by an incoming occupier.

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/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



Get in Touch



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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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