

# FOR SALE

## Retail Investment

Passing Rental: £6,500 Per Annum

Lease Expiry: 15<sup>th</sup> October 2029

City Centre Location

Size: 66.53SQM 716 (SQFT)

Price: £65,000



WHAT 3 WORDS

**119 BON ACCORD STREET, ABERDEEN, AB11 6EH**

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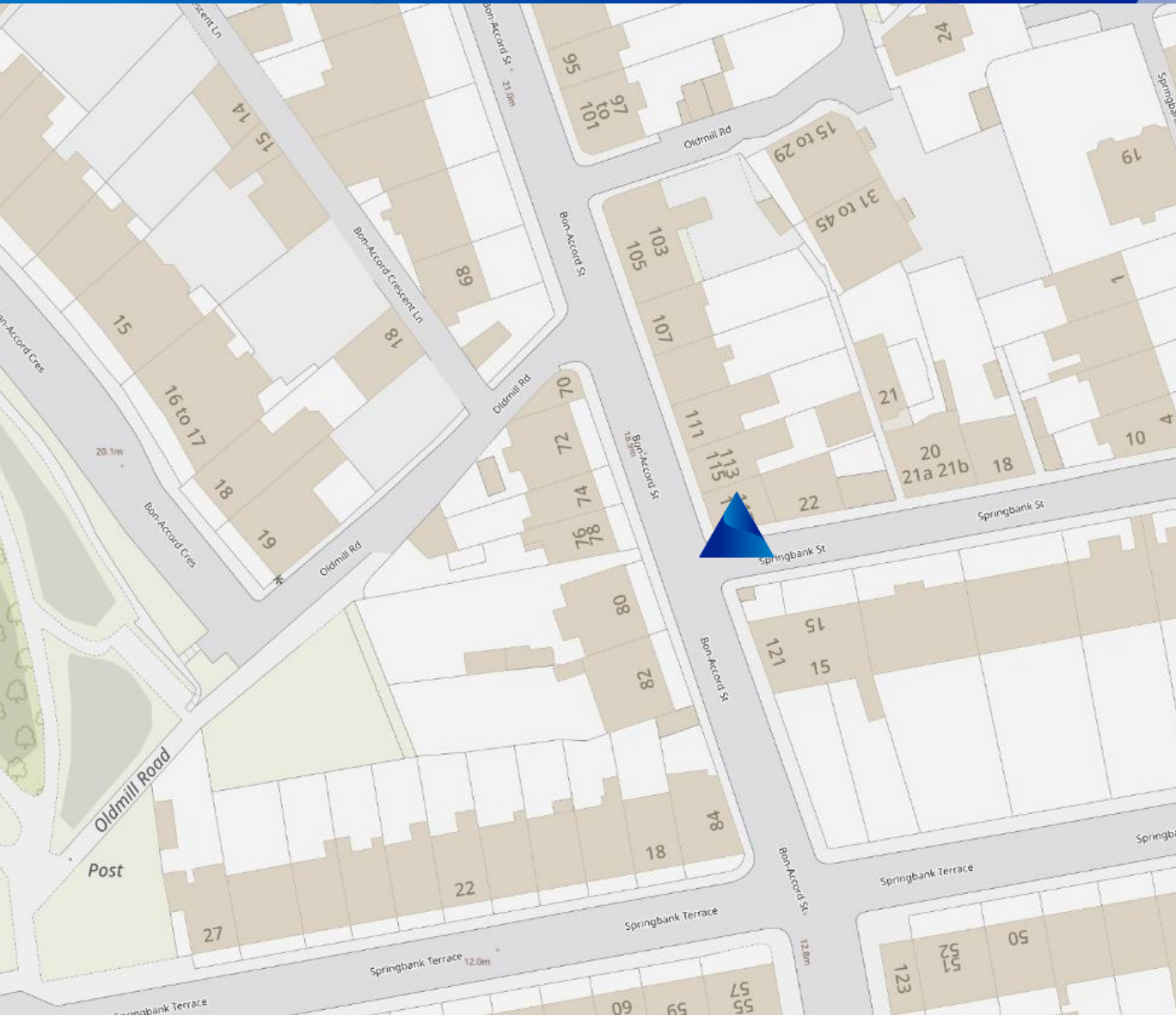






# Location / Description

119 BON ACCORD STREET, ABERDEEN, AB11 6EH



## Location

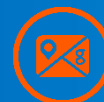
The subjects occupy an attractive corner location on the east side of Bon Accord Street, at its junction with Springbank Street. Within the vicinity of the building is Union Street to the north and Union Square to the east. The central location provides easy access to public transport links, road networks and other city centre amenities.

The area is predominately residential in nature with the surrounding buildings featuring flatted accommodation, however, there are also a number of Guest Houses in close proximity including the Crown Guesthouse, and Atticus Central Guest House.

## Description

The subjects comprise a ground floor and basement premises set within a two-storey and attic building of traditional granite construction. Externally, the property benefits from a return frontage, featuring timber framed glazed windows. Internally the subjects have been partitioned at ground floor level to provide a front sales/services area with a separate room to the rear. The unit has been modernised and renovated to a good standard and is being repainted throughout. The premises provides accommodation suitable for a range of commercial uses spanning from retail and office, to other professional services. A W.C and tea prep area complete the ground floor. A fixed staircase at the rear of the property provides access to the basement, which provides further accommodation suitable for storage as well as uses which support the occupying business. On street car parking is available around the vicinity of the property.

Retail Investment Opportunity



FIND ON GOOGLE MAPS



## Accommodation

Accommodation	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	31.26	336
Basement	35.27	380
<b>TOTAL</b>	<b>66.53</b>	<b>716</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).

## Tenancy Details

The subjects are currently leased to a sole trader, trading as 'Phatt Fusion. The Lease is held on Full Repairing and Insuring Terms expiring 15<sup>th</sup> October 2029, at a passing rent of £6,500 per annum.

## Price

£65,000 exclusive of VAT is sought for our client's interest.

## Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £4,100.

## Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of 'F'.

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 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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