



# TO LET/FOR SALE

## Retail Premises

City Centre Location

Ground Floor – 240.8 sqm (2,592 SQFT)

Basement – 165.5 sqm (1,781 SQFT)

Rental - £27,500 p.a.

Price - £250,000

VIRTUAL TOUR 

**67 THE GREEN, ABERDEEN, AB11 6NY**

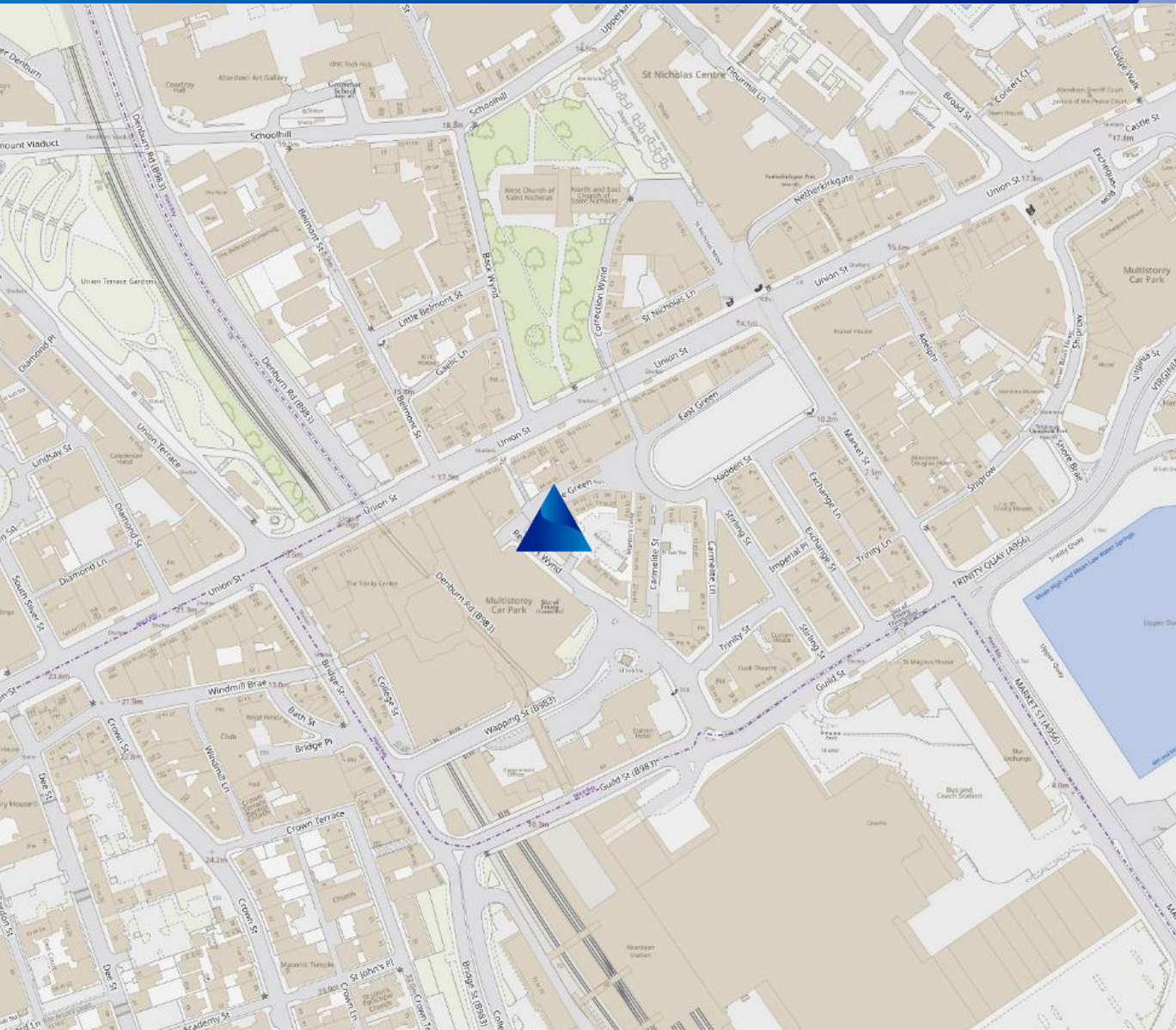
**CONTACT:** **Melanie Grant**, [melanie.grant@shepherd.co.uk](mailto:melanie.grant@shepherd.co.uk) 01224 202800 | [shepherd.co.uk](http://shepherd.co.uk)  
**Mark McQueen**, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk) 01224 202800 | [shepherd.co.uk](http://shepherd.co.uk)

  
**SHEPHERD**  
COMMERCIAL



# Location

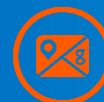
67 THE GREEN, ABERDEEN, AB11 6NY



The subjects are situated within the Green, an area that is between Union Street to the north, Aberdeen's main retailing thoroughfare and Union Square to the south, the City's principle Shopping Centre. The subjects are in close proximity to the new Aberdeen Market Development which is due to be complete in 2027 and will increase connectivity between Union Street and Union Square via the green.

Surrounding occupiers are a mixture of local retail, commercial and leisure operators at ground floor level, with the upper levels being predominantly of residential accommodation. Other occupiers on the green include Café 52, Bistro Verde, Purdeys and Contour Café. St Nicholas and Bon Accord Shopping Centres are also in close proximity and accordingly the subjects are well placed within the City's retail market.

City Centre Retail Premises

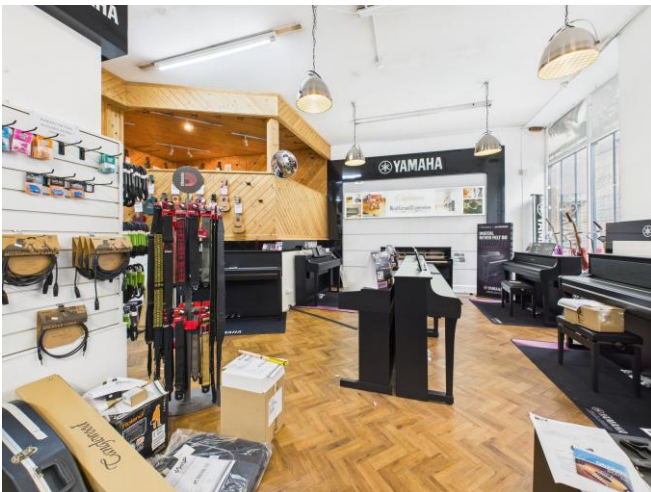


FIND ON GOOGLE MAPS



# Description

67 THE GREEN, ABERDEEN, AB11 6NY



The subjects comprise a large retail unit forming the ground floor and basement of a substantial three storey attic and basement end-terraced property of traditional construction.

Access into the property is via a recessed timber door directly from street level with the premises benefiting from various display windows to the front elevation. Internally, the space provides retailing accommodation over various levels with ancillary storage, a small office and w.c. facilities to the rear. The basement is utilised for storage together with a small kitchen, w.c. facility and office space.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	240.8	2,592
Basement	165.5	1,781
Total	406.3	4,373

The above floor area has been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).



## Rental

£27,500 p.a. exclusive of VAT is sought

## Lease terms

The accommodation is available on the basis of a new lease of negotiable duration

## Price

Offers over £250,000 exclusive of VAT are sought.

## Rateable Value

The subjects are currently entered into the Valuation roll as at 1st April 2023 at £27,500.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

Rates Relief may be available with further information available upon request.

## Energy Performance Certificate

A recommendation report is available to seriously interested parties upon request.

## VAT

All rents, prices, premiums etc., are quoted exclusive of VAT.

## Entry

Immediate entry available.

## Legal costs

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues, etc.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Melanie Grant**

[melanie.grant@shepherd.co.uk](mailto:melanie.grant@shepherd.co.uk)



**Mark McQueen**

[Mark.mcqueen@shepherd.co.uk](mailto:Mark.mcqueen@shepherd.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.

[shepherd.co.uk](http://shepherd.co.uk)