



TO LET / FOR SALE

**Hot food takeaway
with staff offices via
separate entrance**

Situated over ground, lower
ground and first floor

Size: 108.96 sqm (1,174 sqft)

Rental: £15,000 pa

Offers over : £150,000



FIND ON GOOGLE MAPS

55 HOLBURN STREET, ABERDEEN, AB10 6BR

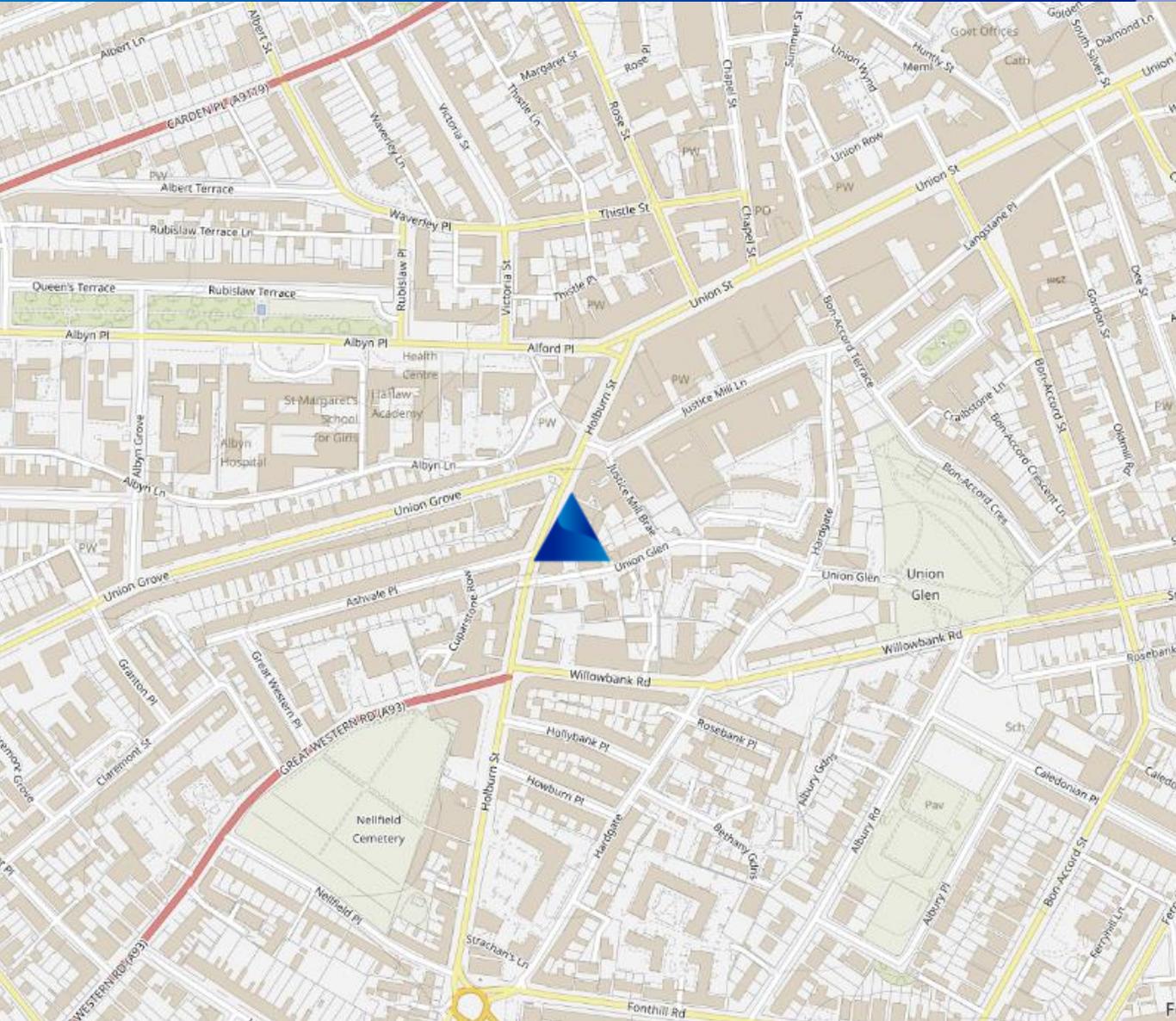
CONTACT: James Morrison | james.morrison@shepherd.co.uk | 01224 202836 | shepherd.co.uk
James Cavanagh | james.cavanagh@shepherd.co.uk | 01224 202814





Location

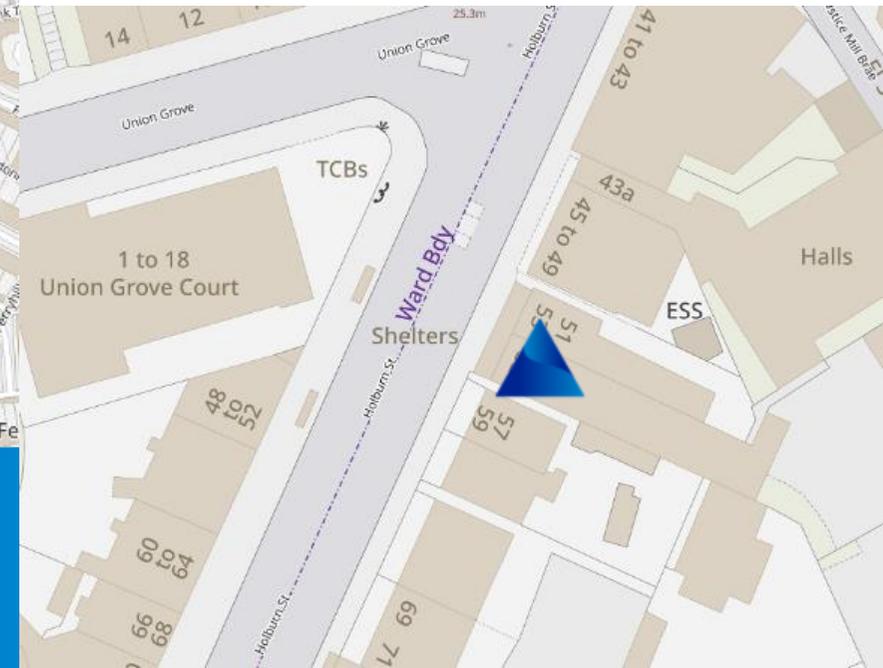
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The premises are located on the East side of Holburn Street between the junctions of Willowbank Road and Justice Mill Lane diagonally opposite the Union Grove/Holburn Street junction.

Holburn Street is one of the main arterial roads in and out of the city centre to the south, as a consequence the subjects benefit from excellent public and private transport links.

The location is mixed use in nature with retail, public house, takeaway and residential uses all being present. Surrounding occupiers include Papa Johns, William Hill, Natures Larder and Pizza Hut.



Takeaway unit with first floor staff areas



Description

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The subjects form part of a two storey and lower ground floor building with the main walls of granite stonework, which is partly pointed and otherwise finished in painted render. The front elevation has been clad in marble.

The property has been laid out to provide takeaway at ground floor, staff toilets and stores at lower ground floor and first floor staff / office accommodation which can be accessed via its own pedestrian door or internally via the takeaway unit.

At ground floor the flooring and walls are painted plasterboard with the flooring being suspended timber overlaid in lino. The first floor is of a similar finish with the lower ground floor having a solid floor.





Accommodation

	m ²	ft ²
Ground Floor	41.02	442
Lower Ground Floor	10.83	117
First Floor	57.11	615
TOTAL	108.96	1,174

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

Offers over £150,000 are invited.

Rent

£15,000 per annum is sought.

As is standard practice, this will be payable quarterly in advance.

Lease Terms

Our clients are seeking to lease the premises for a negotiable period on full repairing and insuring terms. Any medium to long term lease durations will be subject to upward only rent review provisions.

Rateable Value

The subjects will be currently entered in the Valuation Roll as two separate entries which are as follows:

- Ground & Lower Ground - £11,000
- First Floor - £6,300 but reducing to £5,600 from 1st April 2026

An incoming occupier would have the opportunity to appeal this Rateable Value.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of the following:

Ground & Basement – E

First Floor - C

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

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



James Morrison

James.morrison@shepherd.co.uk



James Cavanagh

james.cavanagh@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.

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