

TO LET

## Retail unit

Prominent corner location at busy junction

Incentives available

Size – 243 sqm (2,616 sqft)

Rental: £20,000 pa



FIND ON GOOGLE MAPS

115 HOLBURN STREET, ABERDEEN, AB10 6BQ

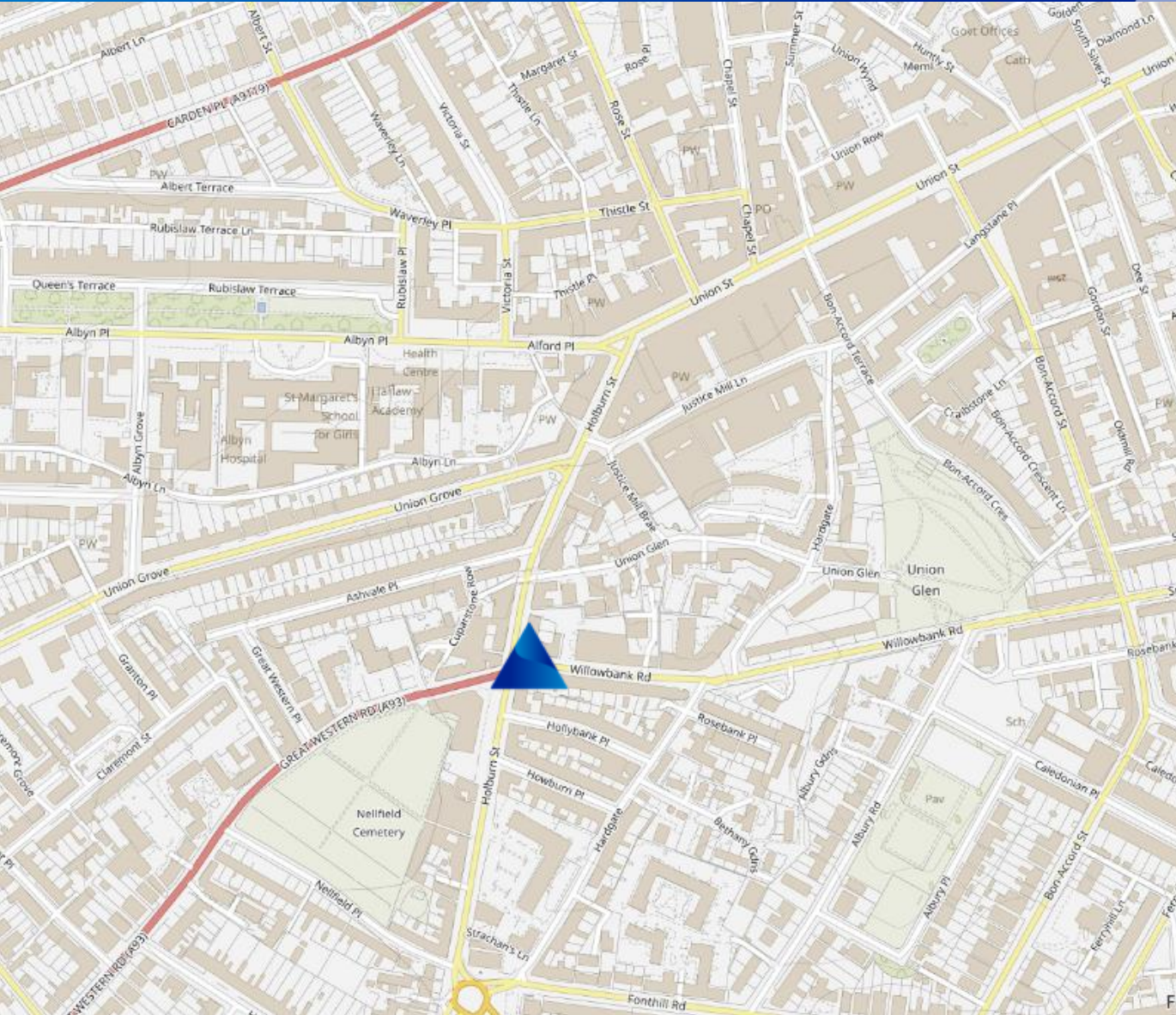
CONTACT: James Morrison | james.morrison@shepherd.co.uk | 01224 202836 | shepherd.co.uk  
James Cavanagh | james.cavanagh@shepherd.co.uk | 01224 202814





# Location

115 HOLBURN STREET, ABERDEEN, AB10 6BQ



The premises occupy a prominent corner location at Holburn Street and Willowbank Road opposite its junction with Great Western Road..

Holburn Street is one the main arterial roads in and out 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 Sainsbury's, Indigo Sun, Sally Beauty and a number of local traders.



Prominent corner retail unit



# Description

115 HOLBURN STREET, ABERDEEN, AB10 6BQ



The subjects comprise of a ground floor retail unit situated within a two storey and attic building of granite construction with two extensions to the rear of blockwork construction.

Internally the space is laid out to provide a large sales area accessed via a timber glazed pedestrian door with staff facilities at the rear along with attic storage.

The flooring is a laid in a mix of carpet and stained wood with the walls being lined in timber and painted, painted blockwork and wallpaper. Lighting is provided by fixed spotlights throughout.





## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	211.90	2,281
<b>Attic storage</b>	31.10	335
<b>TOTAL</b>	<b>243</b>	<b>2,616</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).

## Rent

£20,000 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 currently form part of a larger entry and will require to be re-assessed upon occupation; Indicative figures can be provided upon request.

## Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of C.

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 joint agents:



**James Morrison**

[James.morrison@shepherd.co.uk](mailto:James.morrison@shepherd.co.uk)



**James Cavanagh**

[james.cavanagh@shepherd.co.uk](mailto: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.

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