



TO LET

Retail unit

Prominent corner location at busy junction

Size – 218.88 sqm (2,356 sqft)

Rental: £18,000 pa

VIRTUAL TOUR 

110 HOLBURN STREET, ABERDEEN, AB10 6LQ

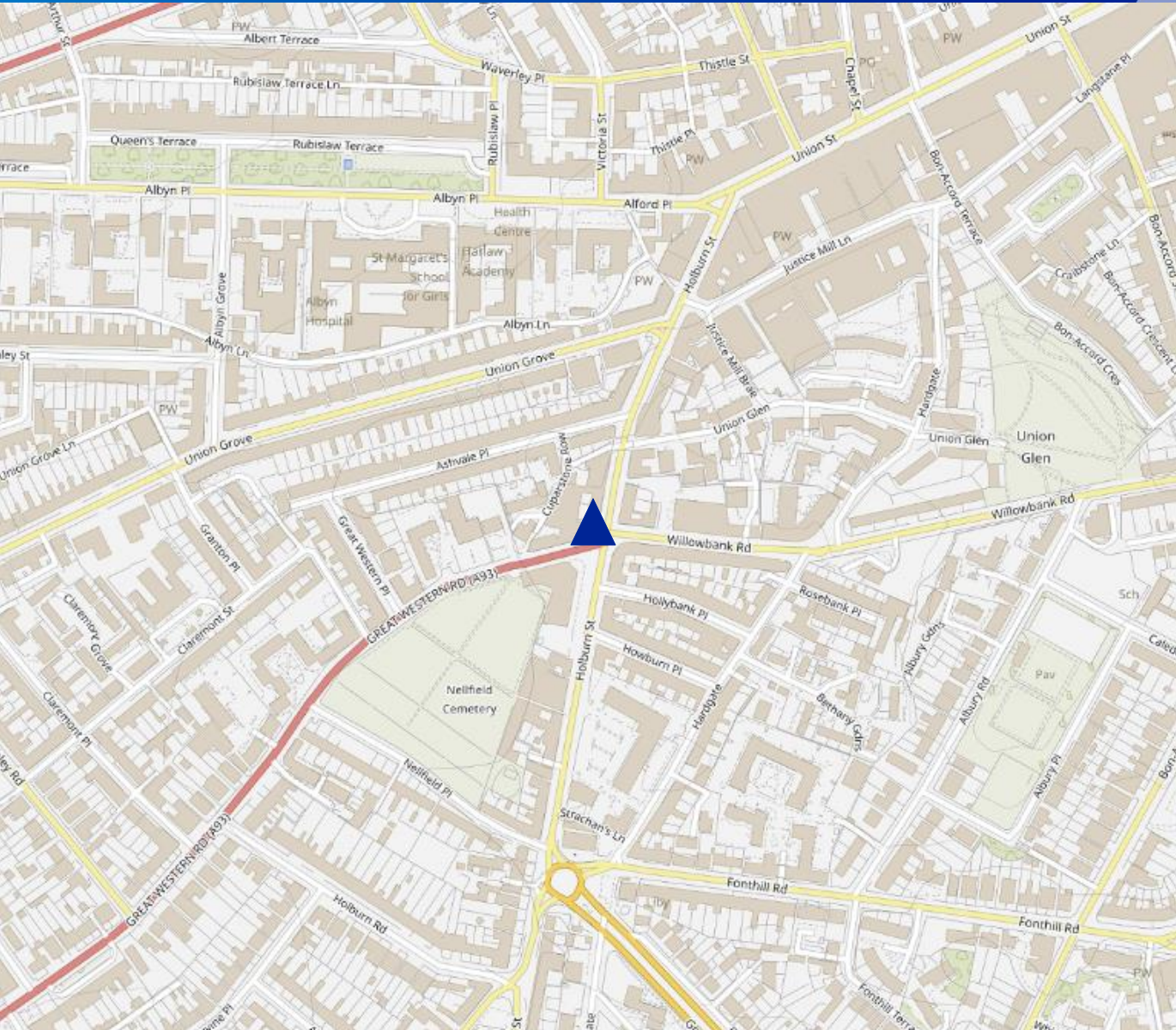
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Location

110 HOLBURN STREET, ABERDEEN, AB10 6LQ



The subjects are located in a prominent and visible location at the junction of Holburn Street and Great Western Road within Aberdeen city centre. The location is a short distance to the south of Union Street, the main commercial thoroughfare within Aberdeen city centre.

The location comprises a well established and busy retailing location with quick access to the local and national road network. Surrounding is a mix of retail and commercial uses at ground floor with the upper levels being primarily in residential use.

Prominent corner retail unit



FIND ON GOOGLE MAPS



Description

110 HOLBURN STREET, ABERDEEN, AB10 6LQ



The subjects comprise the ground floor and basement floors of a two storey plus attic and basement building of granite construction, with the upper floors being residential use.

The unit has a prominent frontage to Holburn Street and a return frontage to Great Western Road. The ground floor provides sales accommodation, with the basement providing potential for improved use.



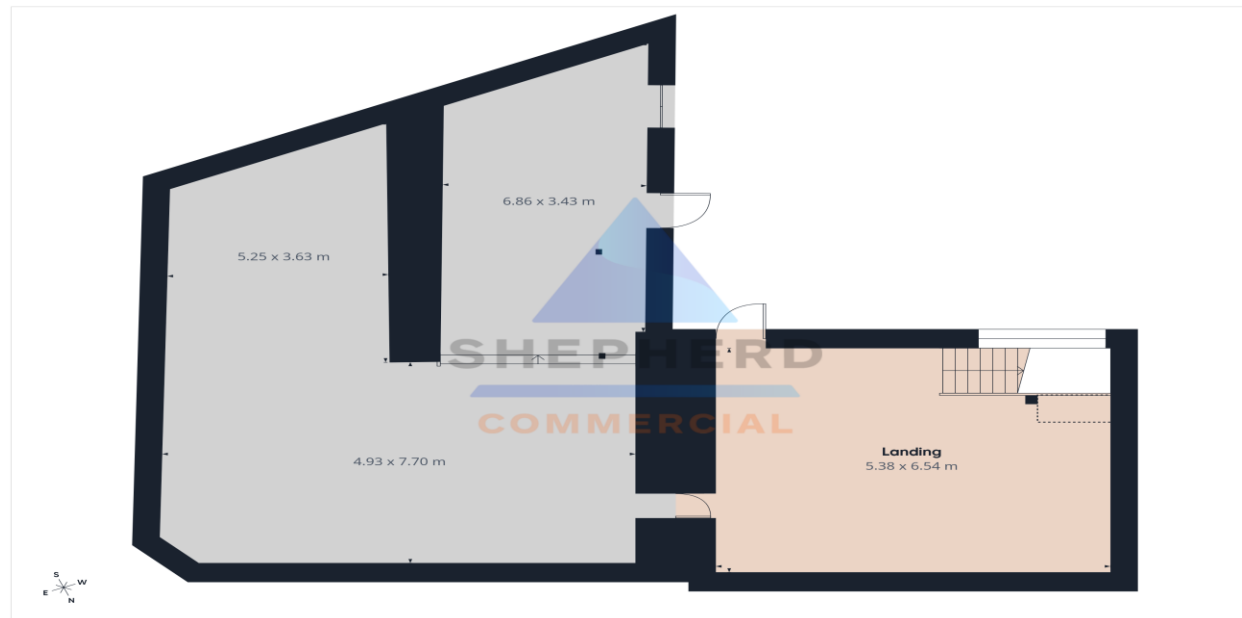
Accommodation

	m ²	ft ²
Ground Floor	118.64	1,277
Basement	100.24	1,079
TOTAL	218.88	2,356

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).



Ground Floor



Basement



Rent

£18,000 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 ".

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:



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James Cavanagh

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Shepherd Chartered Surveyors

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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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