



TO LET/MAY SELL

Retail Unit (Potential for Alternative Uses)

35 Urquhart Road, Aberdeen, AB24 5LS

Prominent Corner Position

Close proximity to Aberdeen City Centre

NIA: 56.06 sq m (603 sq ft)

Rent: £6,000 pa

Offers Over: £50,000

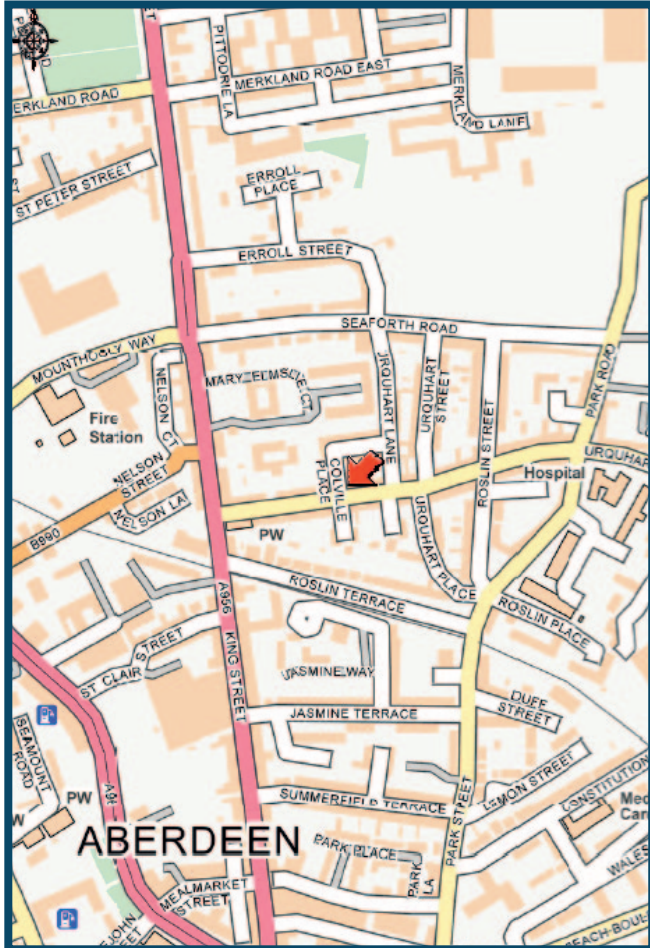
Exempt From VAT

LOCATION

The property is located on the corner of Urquhart Road and Colville Place, lying 1 mile north of Aberdeen City Centre.

Surrounding properties are mainly residential in nature, with some commercial users nearby.

The exact location of the property is shown on the plan below:



DESCRIPTION

The property comprises a ground floor and basement end terraced corner property. The building is of traditional stone construction, pointed externally with a mansard style roof with a part slate, part felt roof over.

Internally, the ground floor is split into front and rear office areas. There is mains electric and gas central heating installed throughout.

There is an external basement accessed via Colville Place, down concrete stairs, with WC facilities being situated within the tenement.

The property may be suitable for residential conversion, subject to Local Authority consents being obtained.

AREAS

The property provides the following accommodation measured on a net internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Ground Floor

Reception/office, tea preparation area,
rear office, 31.03 sq m (334 sq ft)

Basement

Storage 25.03 sq m (269 sq ft)

Total: 56.06 sq m (603 sq ft)

RATING ASSESSMENT

We understand from the Scottish Assessors that the subjects have a rateable value of £3,400 with effect from 1st April 2017.

The Uniform Business Rate for the year 2017/18 is 46.6p. Water and waste water charges are also payable.

The subjects may be eligible for rates relief under the Small Business Bonus Scheme, further information can be obtained from Aberdeen City Council.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of F.

PRICE

Offers over £50,000 are sought.

RENT

Offers in the region of £6,000 per annum.

ENTRY

On conclusion of missives

VAT

The property is not elected for VAT and therefore no VAT will be payable on rent/price.

LEGAL COSTS

Each party will bear their own costs in relation to the transaction. The tenant/purchaser will be exempt from any LBTT and registration dues.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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