

To Let

22 Menzies Road, Torry, Aberdeen

Retail Unit



Corporate Landlord,
Resources,
Aberdeen City Council,
Business Hub 10
Second Floor South
Marischal College
Broad Street
Aberdeen AB10 1AB

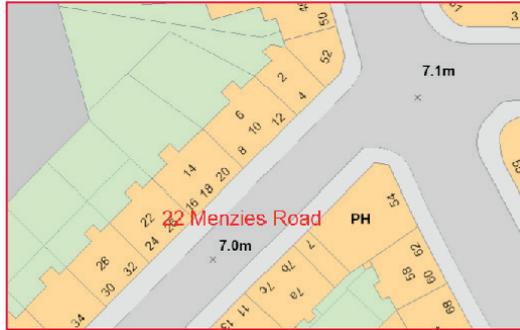
Tel 01224 523064
Minicom 01224 522381
DX 529451, Aberdeen 9
www.aberdeencity.gov.uk

- Ideal Starter Unit
- Central Location Within Torry
- Large Basement Store



ABERDEEN
CITY COUNCIL

www.aberdeencity.gov.uk



LOCATION

The Torry district lying south of Aberdeen city center, has a population of approximately 8,800. The subjects are located on the north side of Menzies Road close to the junction with Victoria Road within Torry's central service area. There is a variety of retail and food outlets, banks and public houses within the vicinity of the subjects.

DESCRIPTION

The subjects comprise the ground and basement level of a traditionally constructed terraced tenement building of which the upper floors are of residential use. Internally, the subjects comprise a well-proportioned sales area, kitchen/storeroom and a unisex accessible WC. The generous basement store is accessed off a communal stairway.

ACCOMMODATION

We have calculated the floor area on a Net Internal Area basis in accordance with the (Sixth Edition) of the RICS Code of Measuring Practice.

Area	Sq m	Sq ft
Zone A	34.37	370
Basement	30.29	326

RATEABLE VALUE

The Valuation Roll shows a rateable value for the property of £4,100 with effect from 1st April 2017 (www.saa.gov.uk).

Small business rates relief may be available to qualifying tenants.

SERVICES

The property is serviced with gas central heating, mains water and electricity with drainage being to the public sewer.

PLANNING

The subjects are considered suitable for Class I use under the Town and Country Planning (uses Classes) (Scotland) Order 1997. Other uses may be considered, subject to planning approval and all other permissions/consents being obtained.

LEASE TERMS

Full Repairing and Insuring terms for a negotiable lease period no longer than 20 years. Any long-term lease will incorporate 5 yearly upward only rent reviews.

RENT

£4,000 per annum

VAT

Unless otherwise stated, all rents quoted should be assumed to be exclusive of VAT. Any prospective lessee must satisfy themselves as to the occurrence of VAT in respect of any transaction.

EPC

The property has an EPC rating of D

LEGAL COSTS

In our usual manner, the ingoing tenant will pay the landlords reasonably incurred legal expenses, as well as any applicable LBTT and registration dues.

ENTRY

On conclusion of Legal Missives.

VIEWING

To view the property or to submit an offer in Scottish Legal Form please do not hesitate to contact:

Richard Wood

E-mail: rwood@aberdeencity.gov.uk

Direct Line: 01224 523582

JUNE 2018

Corporate Landlord,
Resources,
Aberdeen City Council,
Business Hub 10
Second Floor South
Marischal College
Broad Street
Aberdeen AB10 1AB

Tel 01224 523064
Minicom 01224 522381
DX 529451, Aberdeen 9
www.aberdeencity.gov.uk



ABERDEEN
CITY COUNCIL

www.aberdeencity.gov.uk