

TO LET

OFFICE/RETAIL UNIT



137 HOLBURN STREET, ABERDEEN, AB10 6BN

- PROMINENT LOCATION
- £495 PER MONTH
- NIA: 25.69M² (276FT²)
- POTENTIALLY 100% RATES RELIEF AVAILABLE TO QUALIFYING TENANTS

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

Tel: 01224 202 800

www.shepherd.co.uk

Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy
Development & Investment Consultancy • Acquisitions • Dispute Resolution • Rent Review
Compulsory Purchase & Compensation • Rating • Property Management • Commercial EPC

LOCATION:

The property is situated on the east side of Holburn Street at its junction with Hollybank Place, a short distance to the south of Great Western Road within the western part of Aberdeen city centre. Holburn Street is a busy arterial route for traffic carrying a significant amount of traffic from the city centre.

Properties within the vicinity are typically categorised by traditional tenement buildings with retail/commercial units on the ground floor and flatted dwellings on the upper floors.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise a ground floor office/retail unit contained within a traditional four storey attic and basement terraced building. The property is of traditional pointed granite construction whilst the roof over is timber framed, pitched and slated incorporating dormer projections.

The property itself has a prominent frontage onto Holburn Street which also benefits from a large timber framed display window and sign fascia extending over the entire frontage.

Internally, the space incorporates suspended timber flooring to the ground floor whilst the walls and ceilings consist of plasterboard design with a painted finish. Previously the space was laid out as a cafe with space for between 10 - 17 covers and has also been used as an office with a two desks in the rear room and a two desks in the front room.

A W.C. can be found within the subjects which benefit from modern ceramic fittings. There is a basement which can be accessed from a hatch in the rear kitchen area.

ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M ²	FT ²
Ground Floor	25.69	276

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as recommended by the RICS.

RENTAL:

Our clients are seeking to lease the accommodation on full repairing and insuring terms. Any medium to long term lease duration will be subject to upwards only rent reviews.

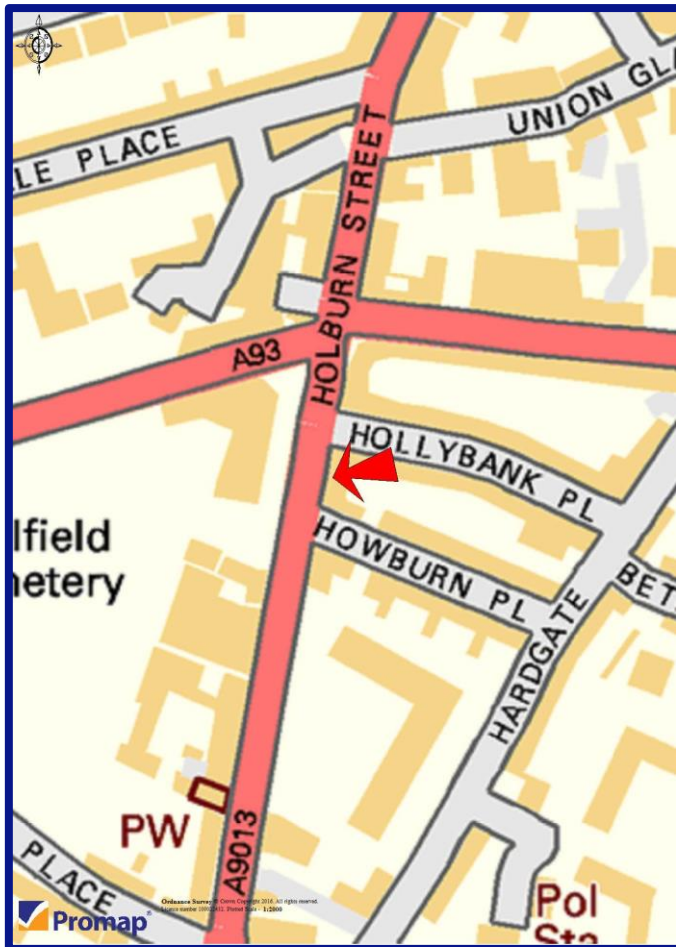
Our clients are seeking a minimum lease length of 3 years.

The rental is £5,940 per annum.

RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £3,900.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.



EPC:

The EPC and a further information and a recommendation report is available to seriously interested parties on request.

ENTRY DATE:

On the conclusion of legal formalities.

OFFERS & VIEWING:

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

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
Publication Date: February 2019
Contact: Alistair Nicol
Email: alistair.nicol@shepherd.co.uk
Tel: 01224 202 836



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J& E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.