

TO LET

RETAIL PREMISES

SHEPHERD
COMMERCIAL



27 ROSEMOUNT VIADUCT, ABERDEEN, AB25 1NE

- LOCATED WITHIN A POPULAR RETAILING THOROUGHFARE
- 100% RATES RELIEF MAY BE AVAILABLE TO QUALIFYING TENANTS
- CLASS 1 RETAIL USE

Shepherd Chartered Surveyors

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LOCATION:

The subjects are located on a prominent corner location of Rosemount Viaduct at its junction with Skene Street just a short distance from Union Street, Aberdeen's main commercial thoroughfare. Rosemount Viaduct is a mixed use area with the ground floor of the tenement buildings mainly being utilised for retail/commercial uses with the upper floors being in residential use. Metered on-street parking is available within the area along with the Denburn Car Park also being nearby.

DESCRIPTION:

The subjects comprise of the ground floor and basement of a four storey, traditional tenement building of granite construction with a pitched and slated roof. Access to the subjects is via a recessed pedestrian entrance door of double glazed design encased in timber. The subjects further benefit from a large display window fronting onto Rosemount Viaduct and as such benefit from high levels of vehicular and pedestrian passing traffic.

Internally the subjects have been split to provide sales area, changing rooms, staff room, WC facilities with additional storage areas located at basement level. Floors are of a suspended timber design covered in a mixture of coverings with the floor towards the rear of the property being of concrete design. The walls have been plastered and painted and covered in wood panelling whilst the ceiling is plastered and painted. Artificial lighting is provided via pendant light fittings with natural daylight provided by the display windows to the front projection..

The basement is accessed via a timber staircase located towards the

ACCOMMODATION:

The subjects provide the following accommodation:

Accommodation	M ²	FT ²
Ground Floor	49.40	505
Basement	29.55	318

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

RENTAL:

A rental of £8,500 pa is sought. As is standard practice this will be payable quarterly in advance.



ENTRY DATE:

Upon conclusion of Legal Missives.

LEASE TERMS:

Our client is seeking to lease the premises for a negotiable period with any medium to long term lease durations subject to upward only rent review provisions.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of 'G'. Further information and a recommendation report is available to seriously interested parties on request.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.

VIEWING:

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

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