

To Let

**248 North Balnagask Road, Torry,
Aberdeen**

Ground Floor Shop



Communities, Housing
and Infrastructure
Aberdeen City Council
Business Hub 10
2nd Floor South
Marischal College
Broad Street
Aberdeen AB10 1AB

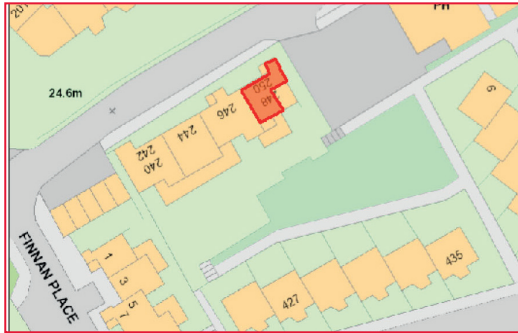
Tel 01224 523064
Minicom 01224 522381
DX 529451, Aberdeen 9
www.aberdeencity.gov.uk

- Size 52.16sq.m (561.24 sq.ft) ITZA
- Negotiable lease period
- Full Repairing & Insuring terms
- Rent, offers invited over £4,500 per annum exclusive



ABERDEEN
CITY COUNCIL

www.aberdeencity.gov.uk



LOCATION

Aberdeen is Scotland's third largest city with a population of 212,000 and is the business, retail, administrative and healthcare centre for the North East of Scotland.

The property is located within a residential area of Torry, and situated in a collection of four shops.

DESCRIPTION

The property comprises a single storey shop unit with residential accommodation above. The property has access to car parking.

ACCOMMODATION

The accommodation comprises the front shop, kitchen/ staff area, and toilet.

The net internal area has been calculated in accordance with the RICS Code of Measuring Practice.

RATEABLE VALUE

The Valuation Roll shows a rateable value for the property of £5,300 with effect from 1st April 2017 (www.saa.gov.uk).

Refer to the Small Business Bonus Scheme for possible eligibility of exemptions and reductions in rates.

SERVICES

The property is serviced with mains electricity, telephone and water with drainage to public sewer. However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of the services.

EPC

The property has an Energy Performance Certificate rating of G

PLANNING

The subjects have Class 1 Consent.

LEASE TERMS

The premises are available on a Full Repairing & Insuring lease for a period to be agreed with any medium to long term lease being subject to upward only rent reviews.

RENT

Offers invited over £4,500 per annum exclusive.

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.

LEGAL COSTS

In the usual manner, the ingoing tenant will pay the landlord's 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 for further information please do not hesitate to contact:

Richard Wood
E-mail: rwood@aberdeencity.gov.uk
Direct Line: 01224 523582

February 2018

Terms and Conditions:

Whilst every care has been taken in preparing these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

1. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any interested parties 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;

2. No person in the employment of Aberdeen City Council has authority to make or give any representation or warranty whatever in relation to this property.

3. In the event that a closing date is set it is the responsibility of all parties wishing to submit an offer to obtain an Aberdeen City Council Tender Envelope from the Land & Property Assets, Asset Management, as noted.

4. The offer should take the form of an offer in Scottish Legal Form and be submitted in the Tender Envelope. Offers submitted otherwise than in accordance with this requirement will not be considered. The council is not obliged to accept the highest or any offer

5. The date of entry shall be after the conclusion of all appropriate and necessary legalities and formalities.