

# Ryden.co.uk

01224 588866

The Capitol, 431 Union Street, Aberdeen AB11 6DA

## FOR SALE

## RETAIL UNITS WITH SHORT TERM INCOME



45 THE GREEN  
ABERDEEN  
AB11 6NY

10 CARMELITE STREET  
ABERDEEN  
AB11 6NL

To arrange a viewing or for further information, please contact the sole agents.

Floor Space:

**45 The Green:**  
**114.8 sq. m. (1,236 sq ft)**

**10 Carmelite Street**  
**63.97 sq. m. (689 sq ft)**

Contact:  
**Thomas Codona**  
**Paul Richardson**

Telephone:  
01224 588866

Email: [thomas.codona@ryden.co.uk](mailto:thomas.codona@ryden.co.uk)  
[paul.Richardson@ryden.co.uk](mailto:paul.Richardson@ryden.co.uk)

Edinburgh	Glasgow	Aberdeen	Leeds	London	Manchester
0131 225 6612	0141 204 3838	01224 58866	0113 243 6777	020 7436 1212	0161 249 9778



**Location:**

The subjects are located in Aberdeen’s city centre on The Green, within close proximity to Union Street. Positioned on the corner of Carmelite Street and The Green, directly opposite the proposed market redevelopment site. The area forms part of Aberdeen’s historic Merchant Quarter.

Surrounding occupiers are a mixture of residential and commercial use, including local businesses such as Bistro Verde, Café 52, Contour Café, Hard Grind Barber Shop, Kenny’s Music, Old King’s highway and Hanon.

Union Square Shopping Centre, Bus Station and Train Station are all located within walking distance.

The exact location is shown on the Ordnance Survey Extract above.

**Description:**

The subjects comprise ground floor retail units set within granite building of traditional stone construction under a pitched and slated roof.

45, The Green

There is an excellent frontage comprising two large display windows and slightly off-set central door. The sales area is well apportioned. The walls are of painted plastered finish; suspended ceiling tiles interspersed with LED downlights. The flooring is of timber frame covered with ceramic tiles. Staff area and storage are located at the rear of the shop alongside WC and small kitchenette.

10 Carmelite Street

There is a large glass display frontage leading to the open plan sales area which is currently set out as a clothes retailer with fitted hanging rails. There is a window to the rear. Downstairs consists of a storage room, Kitchenette and toilet facilities.

**Accommodation:**

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal floor areas derived:

Description	SQ M	SQ FT
45, The Green	114.8	1,236
10, Carmelite st.	63.97	689
<b>Total</b>	<b>178.77</b>	<b>1,925</b>

**Lease Terms:**

45, The Green - Existing lease expires September 2025.  
10, Carmelite Street - Lease running under tacit relocation.

**Price:**

Our client is inviting offers for their heritable interest in the properties.

**Rateable Value:**

The Rateable Value of the subjects entered in the roll effective from the revaluation date of 1 April 2023 is:

**45, The Green:** £16,750.  
**10, Carmelite Street:** £5,400.

**Energy Performance Certificate (EPC):**

The property has an EPC Rating of D. A full copy of the EPC and Recommendations Report can be made available upon request.

**VAT:**

All monies due under the lease will be VAT chargeable at the applicable rate.

**Legal Costs:**

Each party shall bear their own legal costs with the ingoing tenant responsible for any LBTT and registration dues, if applicable.

**Viewing & Further Information:**

To arrange a viewing or for further information, please contact:

Ryden LLP  
The Capitol  
431 Union Street  
Aberdeen  
AB11 6DA

**Tel:** 01224 588866

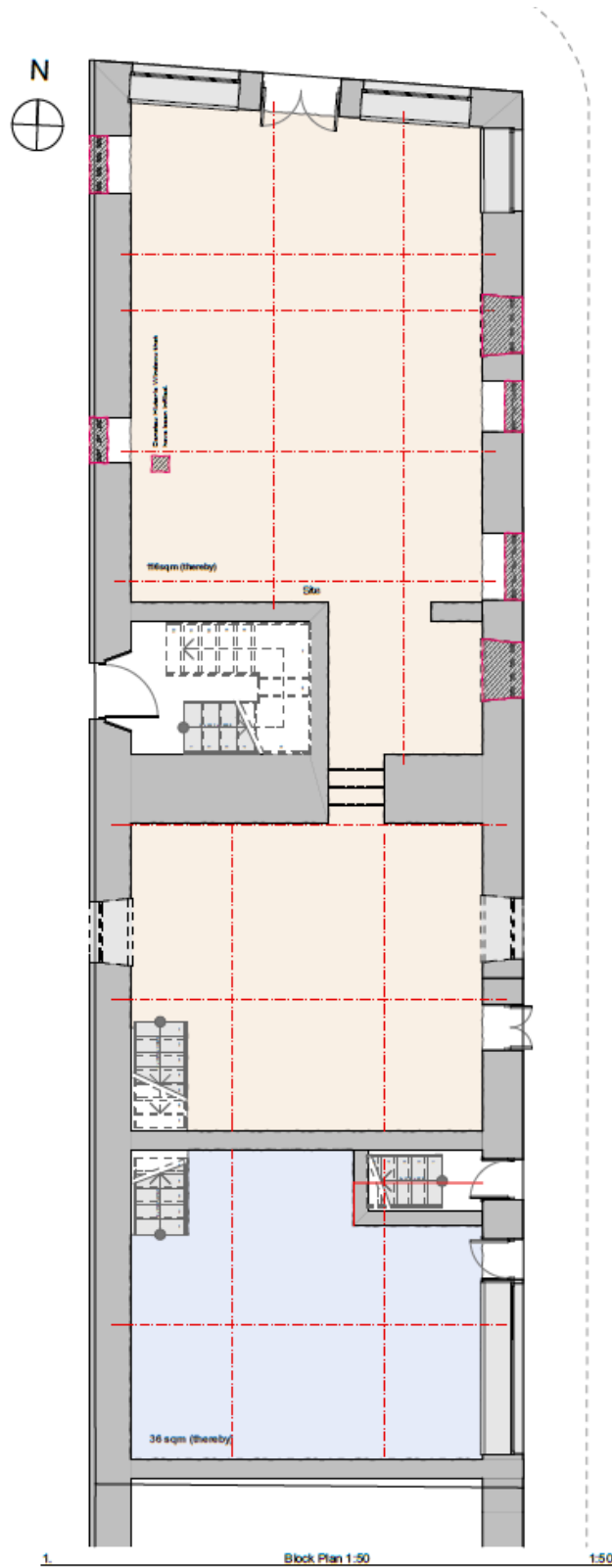
**E-mail:** thomas.codona@ryden.co.uk  
paul.richardson@ryden.co.uk

**April 2023**

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

Ground floor plan



Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.