

# Ryden.co.uk

## 01224 588866

The Capitol, 431 Union Street, Aberdeen AB11 6DA

### FOR SALE

## RETAIL UNIT WITH SHORT TERM INCOME



**10 CARMELITE STREET  
ABERDEEN  
AB11 6NL**

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

Floor Space:  
**63.97 sq. m. (689 sq ft)**

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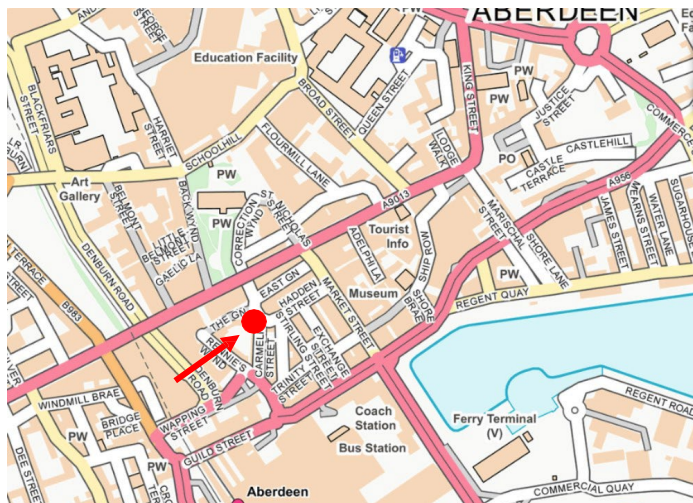
0113 243 6777

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020 7436 1212

Manchester

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 a ground floor retail unit set within a granite building of traditional stone construction under a pitched and slated roof.

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
10, Carmelite st.	63.97	689

**Lease Terms:**

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:

**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:

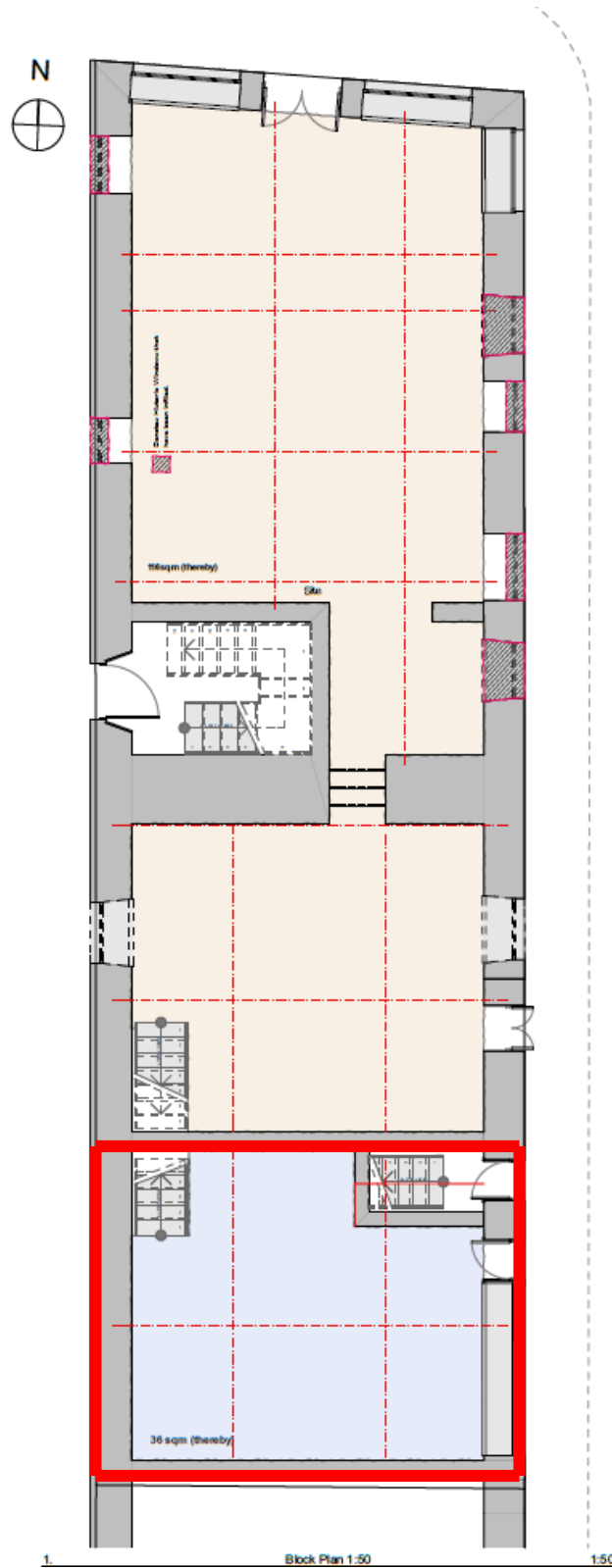
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**March 2024**

Ground floor plan



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