

TO LET

Retail Premises

Located within a popular
retailing thoroughfare

100% rates relief may be
available to qualifying tenants

Class 1A Retail Use

NIA 78.96 SQM (823 SQ ft)

Rental: £9,250 per annum

VIRTUAL TOUR 

27 ROSEMOUNT VIADUCT, ABERDEEN, AB25 1NE

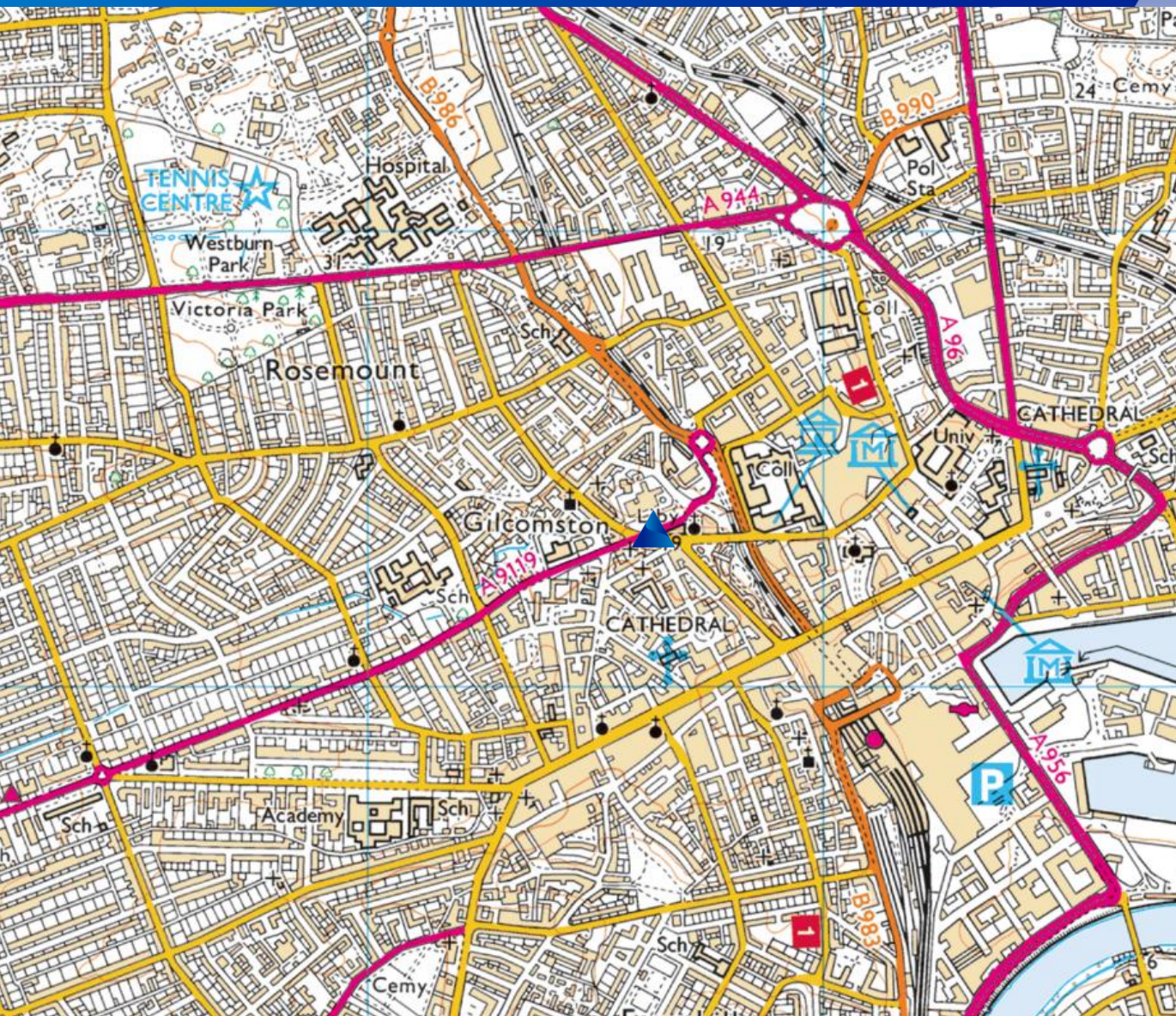
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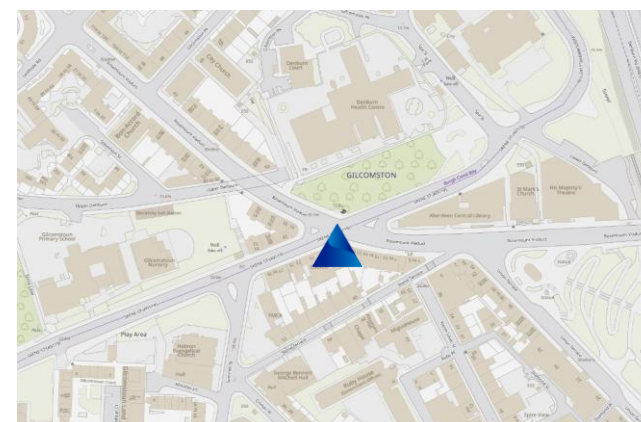
Location

27 ROSEMOUNT VIADUCT, ABERDEEN, AB25 1NE



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 in residential use. Metered on-street parking is available within the area along with the Denburn Car Park also being nearby.



Retail Premises



FIND ON GOOGLE MAPS



Description

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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 a 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 visibility to vehicular and pedestrian passing traffic.

Internally the subjects have been split to provide sales area, staff room, WC facilities with additional storage areas located at basement level. Floors are of a suspended timber design with a mixture of covering 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.

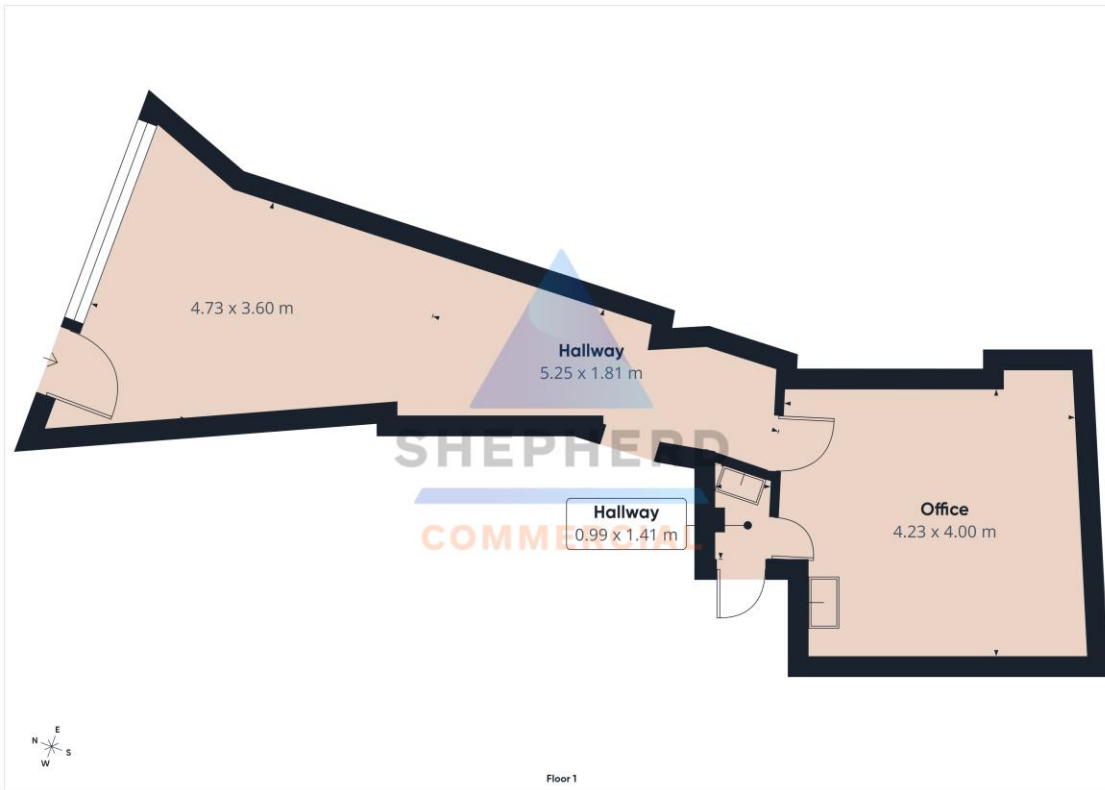
	m ²	ft ²
Ground Floor	49.41	505
Basement	29.55	318
Total	78.96	823

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plans

27 ROSEMOUNT VIADUCT, ABERDEEN, AB25 1NE



[CLICK HERE
FOR
3D FLOOR PLAN](#)





Rental

A rental of £9,250 per annum is sought. As it standard practice this will be payable quarterly in advance.

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.

Rateable Value

The subjects are entered into the valuation roll at a rateable value of £8,300.

We would point out that 100% rates relief may be available to qualifying tenants and that they should contact the Local Authority in this regard.

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.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

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.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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