



TO LET

Retail Premises

Prominent City Centre Location

Suitable for a range of commercial uses falling under Class 1A (retail and professional services)

Potential for alternative use, subject to planning

Size – 129.79 SQM (1,397 SQFT)

Rental - £13,000 per annum



WHAT 3 WORDS

42 UPPERKIRKGATE, ABERDEEN, AB10 1BA

CONTACT: Melanie Grant melanie.grant@shepherd.co.uk | 01224 202800 | shepherd.co.uk
James Cavanagh james.cavanagh@shepherd.co.uk | 01224 202800 | shepherd.co.uk

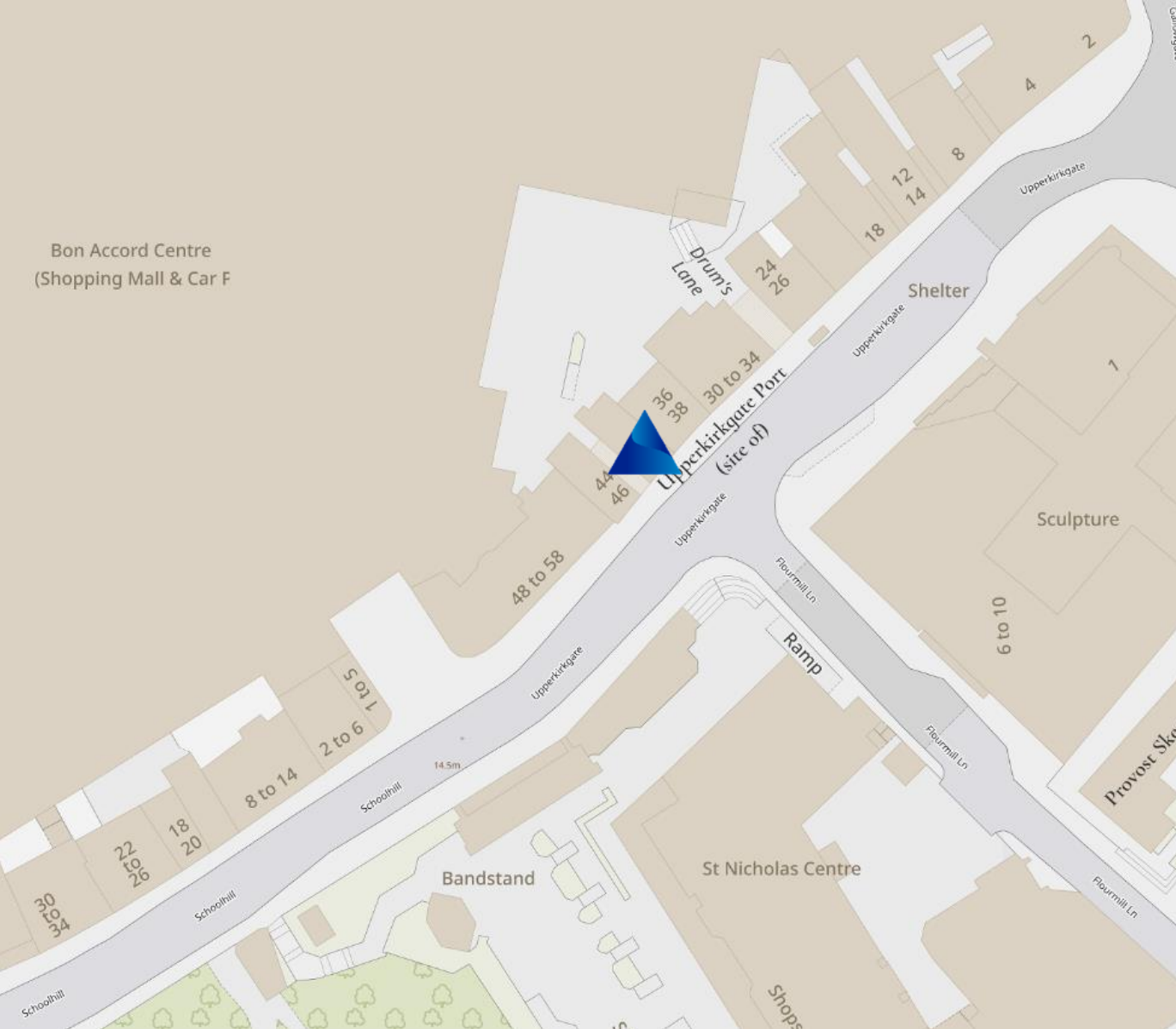




Location

42 UPPERKIRKGATE, ABERDEEN, AB10 1BA

Bon Accord Centre
(Shopping Mall & Car F



The subjects are located within Aberdeen City Centre, on the north side of Upperkirkgate between its junctions with Flourmill Lane and Broad Street. Upperkirkgate links Schoolhill to the west with Broad Street and Marischal College to the east, and further provides access to The Bon Accord and St Nicholas Shopping Centres. Upperkirkgate also provides access to the Marischal Square Development and forms a busy part of the City Centre.

Surrounding occupiers are predominantly in commercial use to the ground floor, with residential and commercial/offices to upper floors. Commercial occupiers in the Vicinity include Dr Noodles, The Pigs Wings Restaurant, Starbucks and the Kirkgate Bar.



FIND ON GOOGLE MAPS



Description

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The subjects comprise a retail / professional services premises forming a mid-terraced two storey and attic building with rear extensions. The roof over is pitched and slated incorporating velux windows. Access to the property is via a centrally located recessed pedestrian doorway.

Internally on ground floor level, the subjects provide a reception area and two cellular offices spaces together with a staff kitchen and a single WC. A fixed timber staircase from provides access to the first floor, which is configured at present to provide a range of cellular rooms. Additional usable accommodation is also provided at attic level.

The premises was mostly recently utilised as a funeral director office, it would be suitable for uses falling under Class 1A. Alternative uses would be considered, subject to planning.

Accommodation

	m ²	ft ²
Ground	37.55	404
First	47.583	512
Attic	44.71	481
TOTAL	129.79	1,397

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).



Rental

£13,000 Per Annum is sought.

Lease Terms

The subjects are available on the basis of New Full Repairing and Insuring Lease of negotiable duration.

Rateable Value

The property is currently entered into the valuation roll at a rateable value of £11,750.

100% rates relief is available to qualifying occupiers, with further details available on request.

Energy Performance Certificate

The subjects currently have an EPC rating of “ ”.

Further information and a recommendations report are available to seriously interested parties upon 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 associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.



Get in Touch

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



Melanie Grant

Melanie.grant@shepherd.co.uk



James Cavanagh

James.cavanagh@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



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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