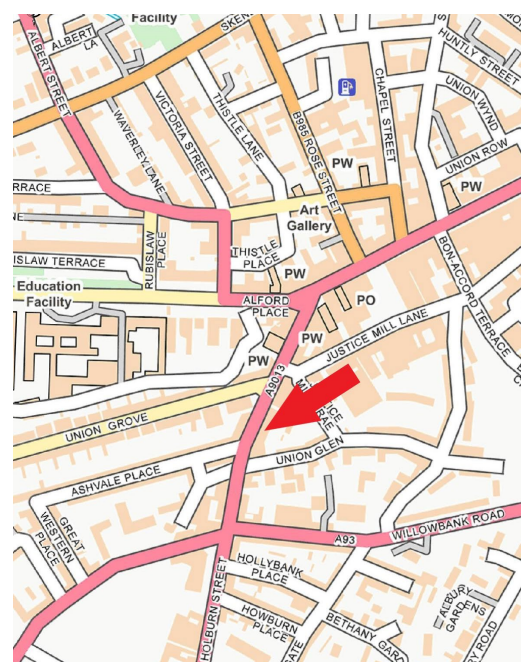




79-81 Holburn Street, Aberdeen, AB10 6BR

- Prominent retail unit on Holburn Street
- Suitable for a variety of uses, subject to planning
- Net Internal Area — 186 sq.m (2,002 sq. ft)



LOCATION

The subject is located on the East side of Holburn Street, a prominent City Centre location, between its junctions with Justice Mill Lane and Willowbank Road, directly opposite Ashvale Place. Holburn Street is one of the main arterial routes leading to the City Centre. The subject is conveniently located with the bus terminus, Aberdeen rail station, Union Square and Trinity Shopping Centre all within easy reach.

Within the surrounding area, nearby occupiers include a mix of uses including retail, licensed, offices, residential and hotels, namely Papa Johns, Foundry, Nuffield Fitness and Health Gym, Wood Group and Park Inn by Radisson.

DESCRIPTION

The property features a prominent ground floor retail unit with full width display windows and two glazed entrance doors fronting Holburn Street, providing excellent prominence on a busy road. Internally, the property is currently being used as an office but can easily be reconfigured to provide a self-contained retail unit and its immediately prior usage was a restaurant with an extraction flu still in situ. Subject to planning, the property would be suitable for a variety of uses.

ACCOMMODATION

The subjects have been measured on a Net Internal Basis in accordance with the RICS Code of measuring practice (Sixth Edition) as follows:

	SQ M	SQ FT
Ground Floor	186	2,002

RENT

£20,000 per annum, exc.

PRICE

On Application.

LEASE TERM

The subject is available on a Full Repairing and Insuring lease on terms to be agreed.

RATEABLE VALUE

The property is entered in the current valuation roll as part of a larger entity, and therefore needs to be reassessed. An estimate can be provided to interested parties.

VAT

No VAT is applicable.

EPC

Further information is available on request.

ENTRY

Immediate, upon completion of legal formalities

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate

VIEWINGS

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

To arrange a viewing please contact:



Euan Rolland
Surveyor
euan.rolland@g-s.co.uk
07825 875303



Chris Ion
Partner
Chris.ion@g-s.co.uk
07717 425298

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: March 2025