

# Ryden

## FOR SALE/ MAY LET

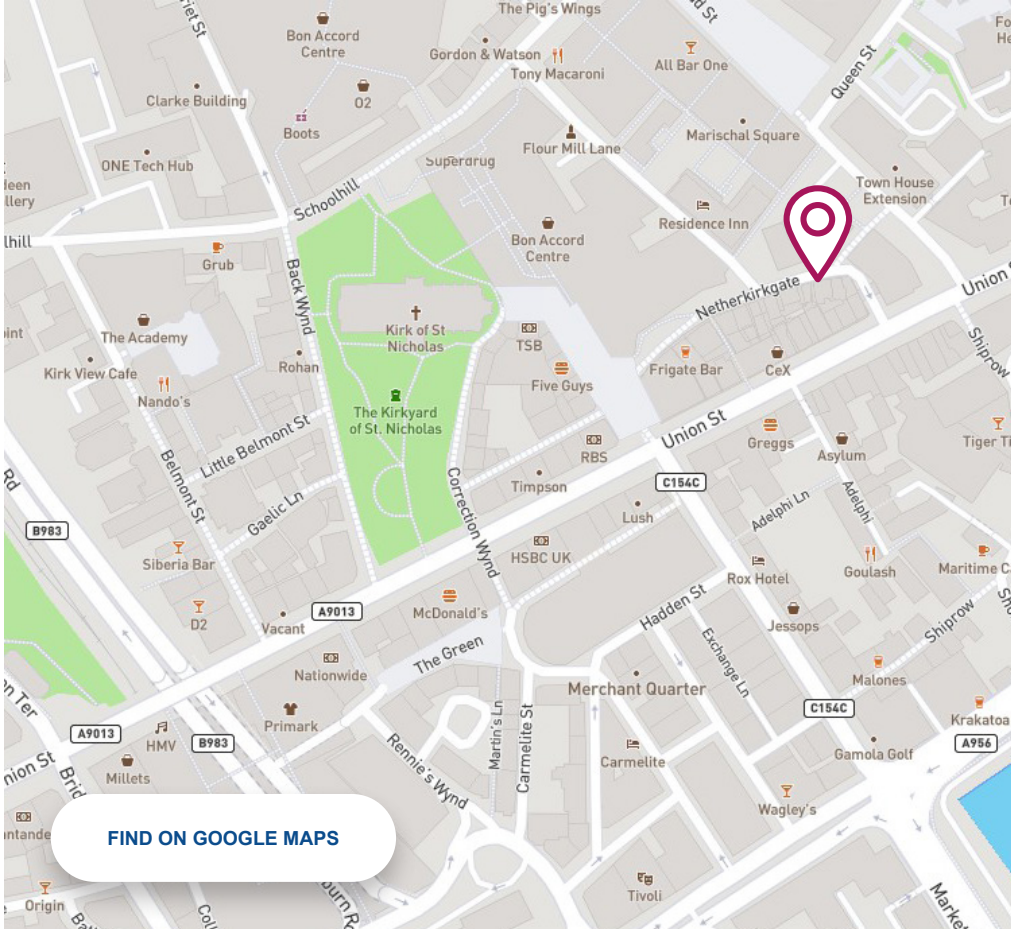
CITY CENTRE RETAIL UNIT  
148.9 SQ M (1,603 SQ FT)



26  
NETHERKIRKGATE  
ABERDEEN  
AB10 1AU

CITY CENTRE LOCATION  
SUITABLE FOR A VARIETY  
OF USES, SUBJECT  
TO PLANNING  
AVAILABLE IMMEDIATELY

FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)



**THE PROPERTY  
IS SITUATED ON  
NETHERKIRKGATE,  
OCCUPYING A CITY  
CENTRE LOCATION  
IN THE HEART  
OF ABERDEEN**



## LOCATION

The property is situated on Netherkirkgate, occupying a City Centre location in the heart of Aberdeen. It is positioned adjacent to Marischal Square, a landmark mixed use development incorporating offices, hotel accommodation, cafe's, bars and restaurants. The subjects lie within a short walk of Union Street, Bon Accord and St Nicholas Shopping Centre.

The property benefits from a strong mix of surrounding occupiers, including local retail and hospitality operators along Netherkirkgate with Linton & Mac and The City Centre Bar and Diner nearby. Other occupiers include; All Bar One, Costa Coffee, Residence Inn by Marriot, CBRE and KPMG.

## DESCRIPTION

The subjects comprise the ground and basement floors of a four-storey end terrace building benefitting from a prominent shop frontage onto Netherkirkgate.

The ground floor is currently presented in shell condition, offering flexibility for a range of potential fit out options to suit an occupier's requirements.

The basement has been fully fitted out for office use and comprises two offices, kitchen and WC facilities. The specification includes painted plasterboard walls, carpet flooring, strip LED lighting and perimeter trunking.

Subject to obtaining the appropriate planning consent, the premises would be suitable for a variety of uses.

## ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
<b>BASEMENT</b>	83.2	896
<b>GROUND FLOOR</b>	65.7	707
<b>TOTAL</b>	<b>148.9</b>	<b>1,603</b>

## RENT / PRICE

On application.

## LEASE TERMS

The subjects will be available on a Full Repairing and Insuring terms. Further information will be available upon request.

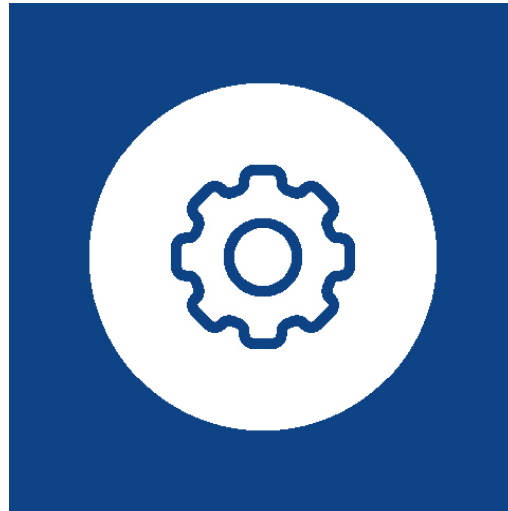
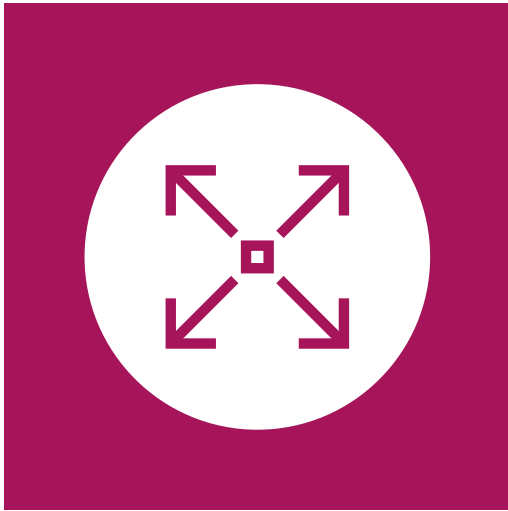
## EPC

Available upon request.

## RATEABLE VALUE

We are advised that the Basement floor is entered in the Valuation Roll with a Rateable Value of £3,800 effective from 01-APR-23.

The rest of the premises is under 'Premises Under Reconstruction' at a value of £0 and will require to be re-assessed upon completion of fit out works.



## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

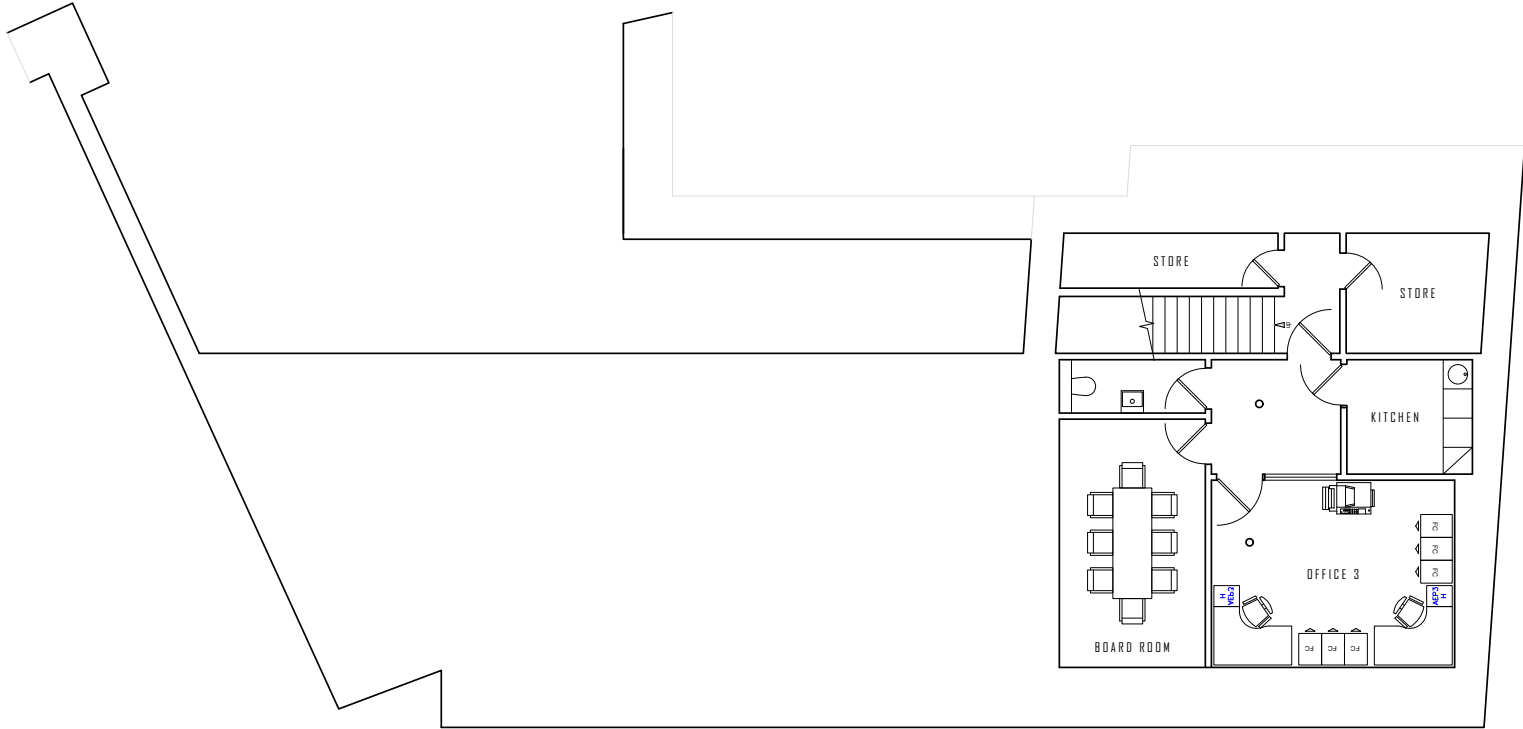
## ENTRY

Immediate, upon conclusion of legal missives.

## ANTI-MONEY LAUNDERING

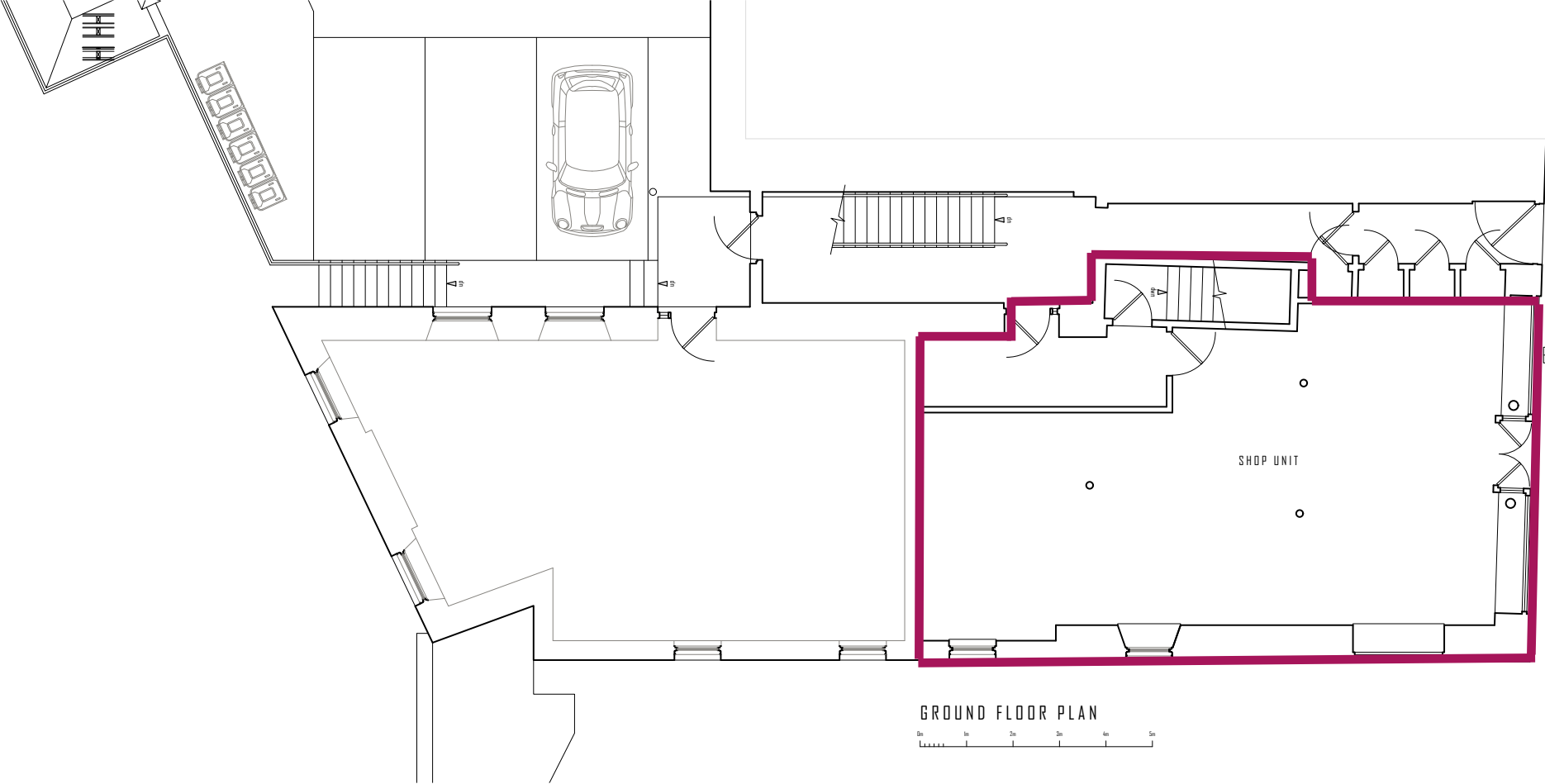
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and 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.

# BASEMENT PLAN



BASEMENT FLOOR PLAN  
0m 1m 2m 3m 4m 5m

# GROUND FLOOR PLAN



# FOR SALE / MAY LET

**RETAIL UNIT**  
148.9 SQ M  
(1,603 SQ FT)



**26**  
**NETHERKIRKGATE**  
**ABERDEEN**  
**AB10 1AU**

# GET IN TOUCH

Please get in touch with our letting agent for more details.

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