

TO LET

**Class 1A Premises
with Class 3 (Food &
Drink) Consent**

Prominent Corner Location in
the Rosemount Neighbourhood

Class 3 (Food & Drink) Consent

Size: 152.39 SQM (1,640 SQFT)

Rental: £20,000 per annum

Potential to sub-divide and form
2 self-contained units



WHAT 3 WORDS

29-31 ESSLEMONT AVENUE, ABERDEEN, AB25 1SX

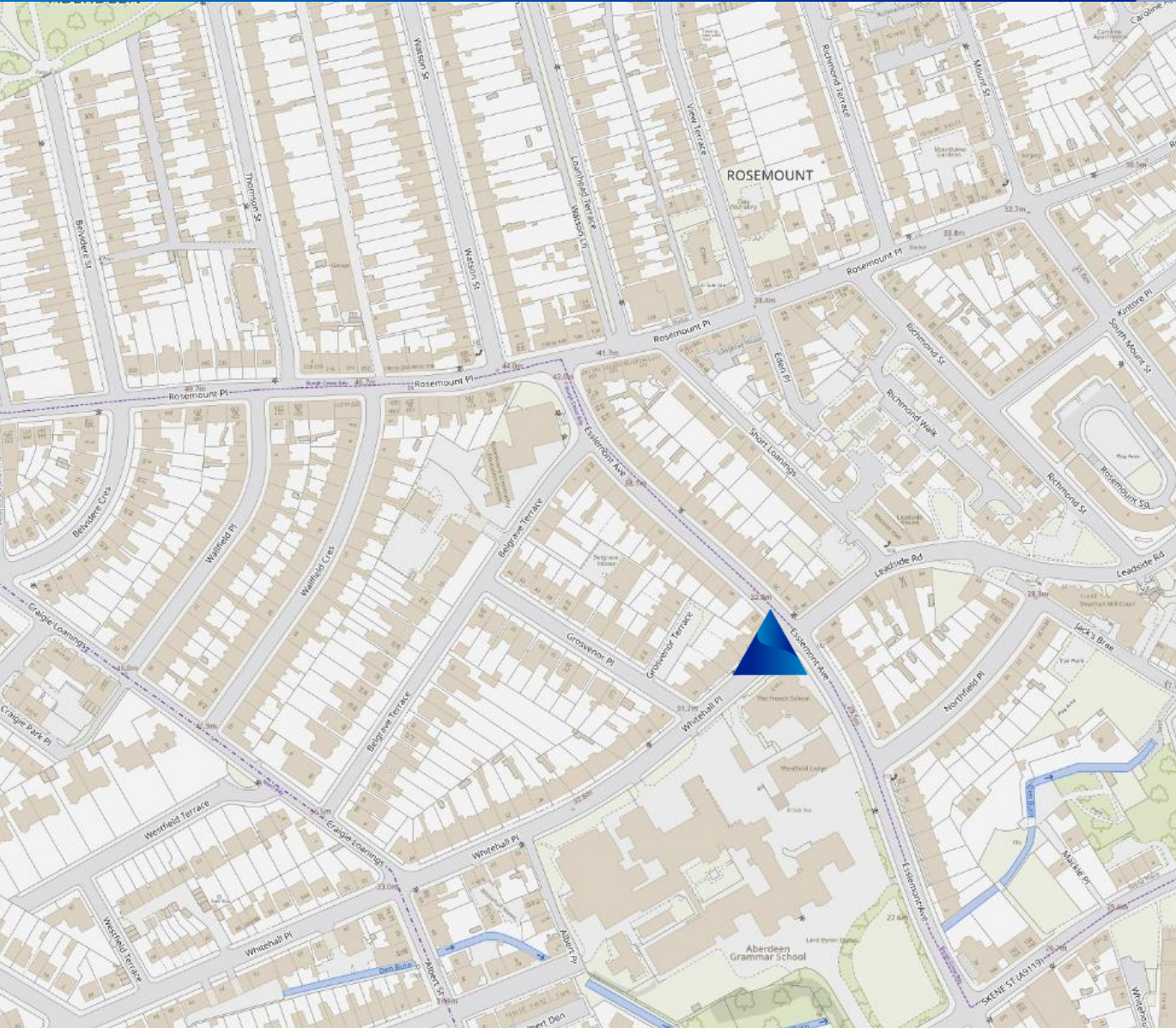
CONTACT: Shona Boyd | shona.boyd@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

29-31 ESSELMONT AVENUE, ABERDEEN, AB25 1SX



The subjects are located on the West side of Esslemont Avenue at its junction with Whitehall Place. It is located to the periphery of the Rosemount area of Aberdeen which forms an established secondary retailing location, a short distance to the northwest of the City Centre.

The surrounding area is a mix of commercial and residential in nature, with a number of retail/commercial units being located at ground floor level. The subjects occupy a prominent spot within a busy throughfare between Rosemount Place and Skene Street and as such, benefits from good levels of passing trade. Nearby commercial occupiers include Aberdeen Blind Co. and The Cult of Coffee. The subjects are also opposite Aberdeen Grammar School.

Car Parking

The subjects benefit from a car park with 6 spaces which is accessed via Esslemont Avenue, these spaces can be allocated to the Tenant for an additional rent. On Street car parking is also available within the vicinity on a pay and display basis.



FIND ON GOOGLE MAPS



Description

29-31 ESSELMONT AVENUE, ABERDEEN, AB25 1SX



No .29

The subjects comprise ground and basement floors contained within a three storey, attic and basement, corner terraced, traditional stone-built property with a pitched and slated roof over incorporating dormer projections. Access to the premises is via a pedestrian doorway which fronts Esslemont Avenue, however, there is scope for a new entrance on the corner where Esslemont Avenue meets Whitehall Place.

The subjects comprise an open plan sales and services area split across two levels, adjoined by an archway and a small flight of steps. The property benefits from ample natural lighting throughout and would provide a brilliant floor plate for a range of commercial uses, including hospitality. There are separate storage / W.C facilities to the rear of the premises.

Ancillary storage is located at basement level.

Accommodation

	m ²	ft ²
No.29	62.32	671
No.31	37.57	404
Basement	52.5	565
TOTAL	152.39	1,640

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).



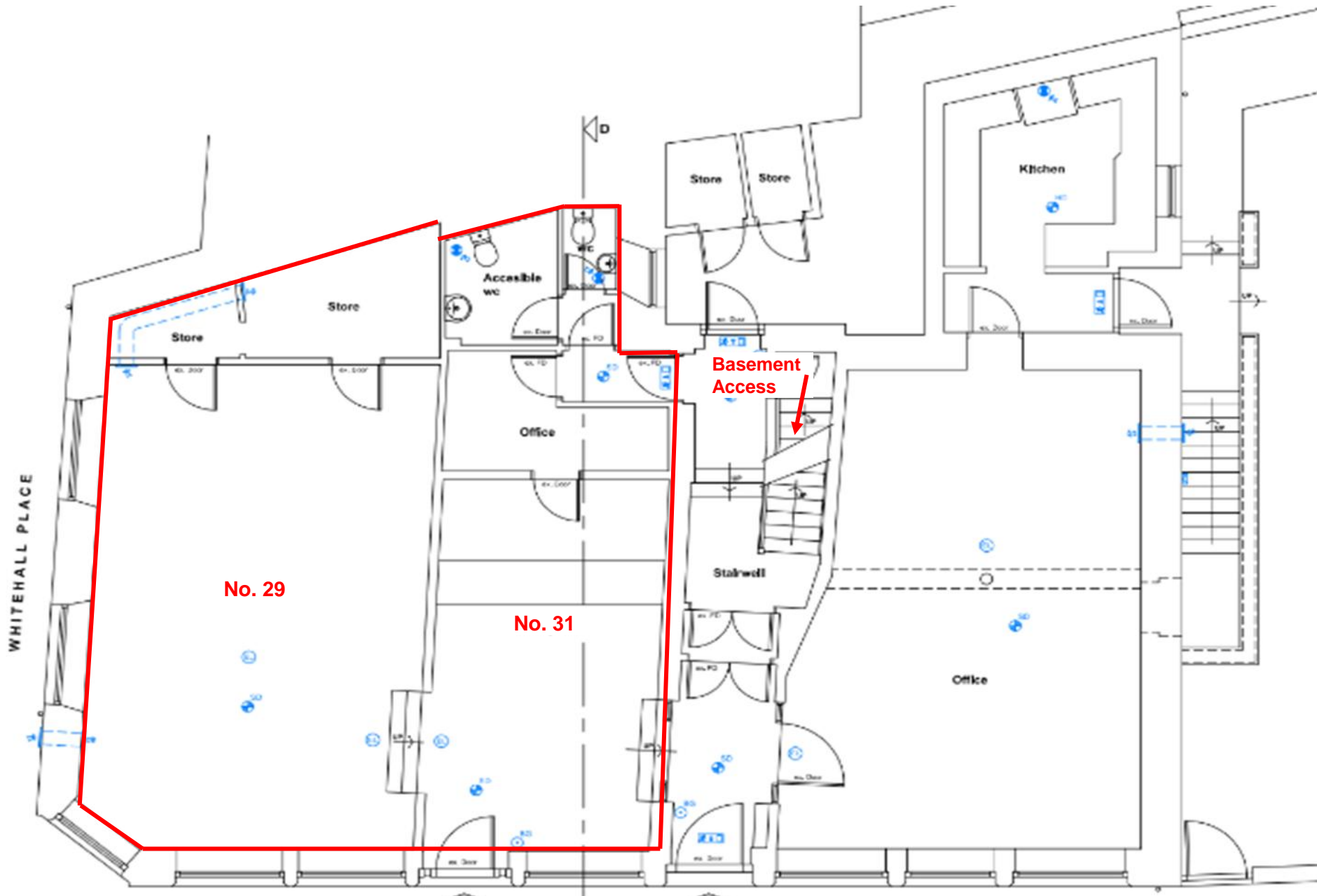
No 31 (interconnected to No. 29)





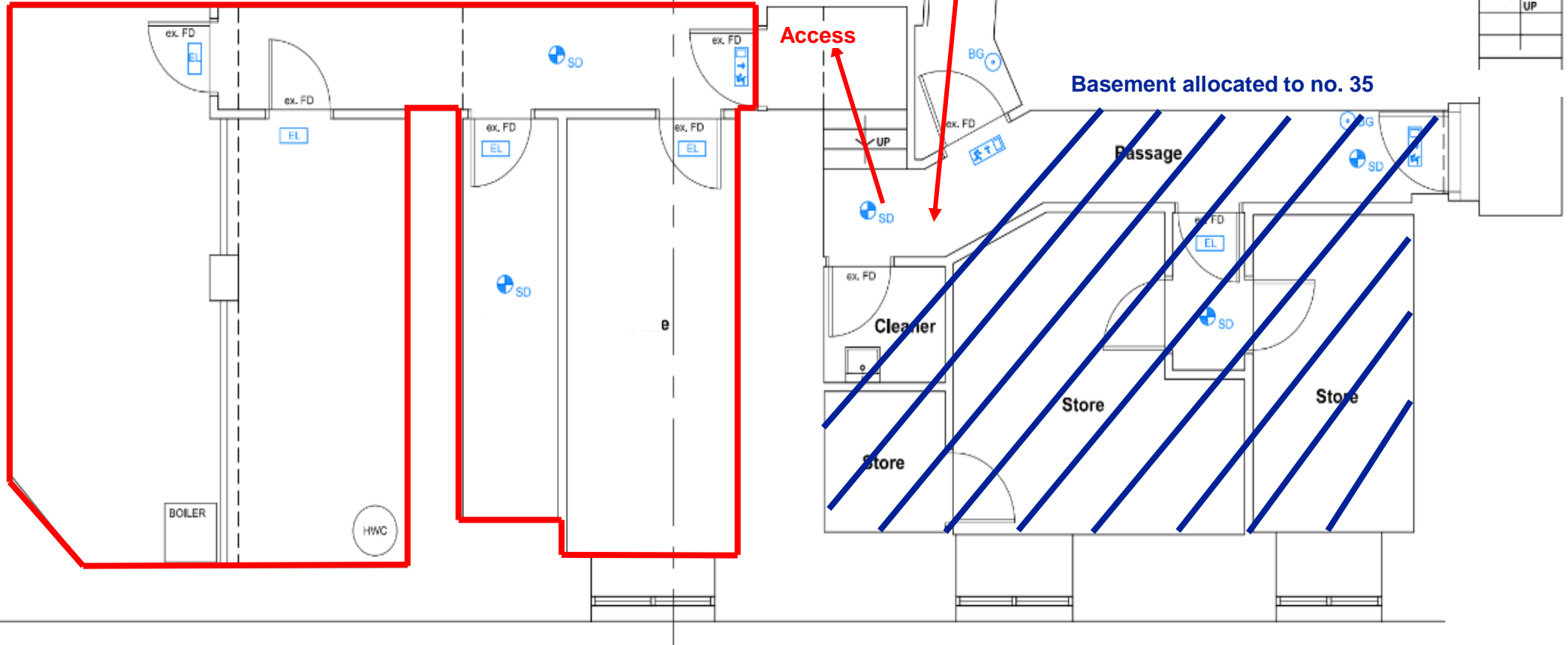
Floor Plans – Ground Floor

29-31 ESSEMONT AVENUE, ABERDEEN, AB25 1SX





No. 29- 31 Esslemont Avenue Basement





Rental

£20,000 per annum.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

Car Parking spaces can be allocated to the Tenant for an additional rent.

Planning

Relating to this opportunity is a planning application for "Change of use of ex-reception facilities to two class 3 (food and drink) units in existing ground and basement floors..." Further details are available via the Aberdeen City Council Planning Portal with the Reference: [220913/DPP](#)

Sub-Division

There is scope for 29-31 Esslemont Avenue to be split, forming two self contained units.

If this opportunity is of interest, please get in touch for further details.

Energy Performance Certificate

Further information and a recommendation report is available to seriously interested parties upon request.

Rateable Value

Upon occupation of the building, the rates will require reassessment.

At present, the whole building (29-35 Esslemont Avenue) is entered into the Valuation Roll with a Rateable value of £20,000 as of April 1st 2023.

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 in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



Shona Boyd

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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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