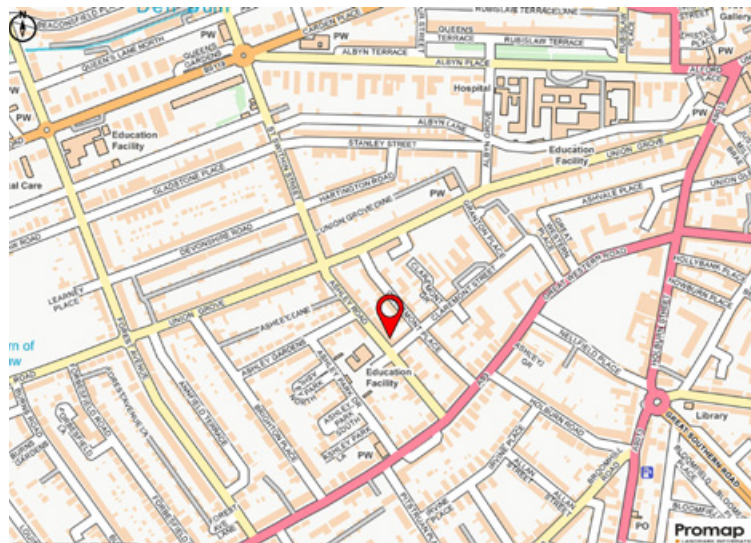


TO LET
CITY CENTRE RETAIL UNIT



34 Ashley Road, Aberdeen, AB10 6RJ

- Area: 49.01 sq. m (527 sq. ft)
- Located in the West End of Aberdeen
- Finished to a good standard throughout



To arrange a viewing please contact:



Euan Rolland
Commercial Agent
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07825 875303



Alex Robb
Chartered Surveyor
alex.robb@g-s.co.uk
07850 818919

LOCATION

The property is located within the West End of Aberdeen, occupying a prominent location on Ashley Road. It benefits from being directly opposite Ashley Road Primary School, which attracts daily footfall. The surrounding area is predominantly residential albeit with a healthy mixture of retail occupiers in the local vicinity.

Surrounding occupiers include: The Long Dog Café, City Blinds Aberdeen, Sugarbird Wines and Café Cognito.

DESCRIPTION

The subjects comprise a ground floor and basement retail unit, within a three storey and attic traditional corner terrace building.

Internally the property is ready for occupation and generally presents well. On the ground floor there is a main sales area with a W/C and tea prep located to the rear. There are stairs that lead down to the lower ground floor, which comprises another W/C and storage area as well as an open plan space. The lower ground floor benefits from an external door with a

flight of stairs that leads directly up to Ashley Road.

ACCOMMODATION

The subjects have been measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition)

ACCOMMODATION	SQ. M.	SQ. FT.
Ground Floor	27.97	301
Lower Ground Floor	21.04	226
Total	49.01	527

RENT

£10,000 per annum, exclusive.

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

RATING

The subjects are currently entered into the Valuation Roll as follows: The Rateable Value for 2024/2025 is £4,400. The Uniform Business Rate for the year 2024/2025 is 49.8p in the £.

The property is eligible for 100% rates relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE (EPC):

The subjects have an EPC of G, full documentation is available on request.

VAT:

All figures quoted are exclusive of Value Added Tax.

LEGAL COSTS:

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

VIEWING:

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

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: May 2024