

# TO LET / FOR SALE

## Retail Premises

Located within retailing parade

Suitable for a variety of commercial  
uses

Rates relief available to qualifying  
occupiers

Size: 37.2 sqm (400 sqft)

Rental: £6,000 per annum

Fixed Price: £39,995



WHAT 3 WORDS

**25 BALNAGASK ROAD, ABERDEEN, AB11 8HU**

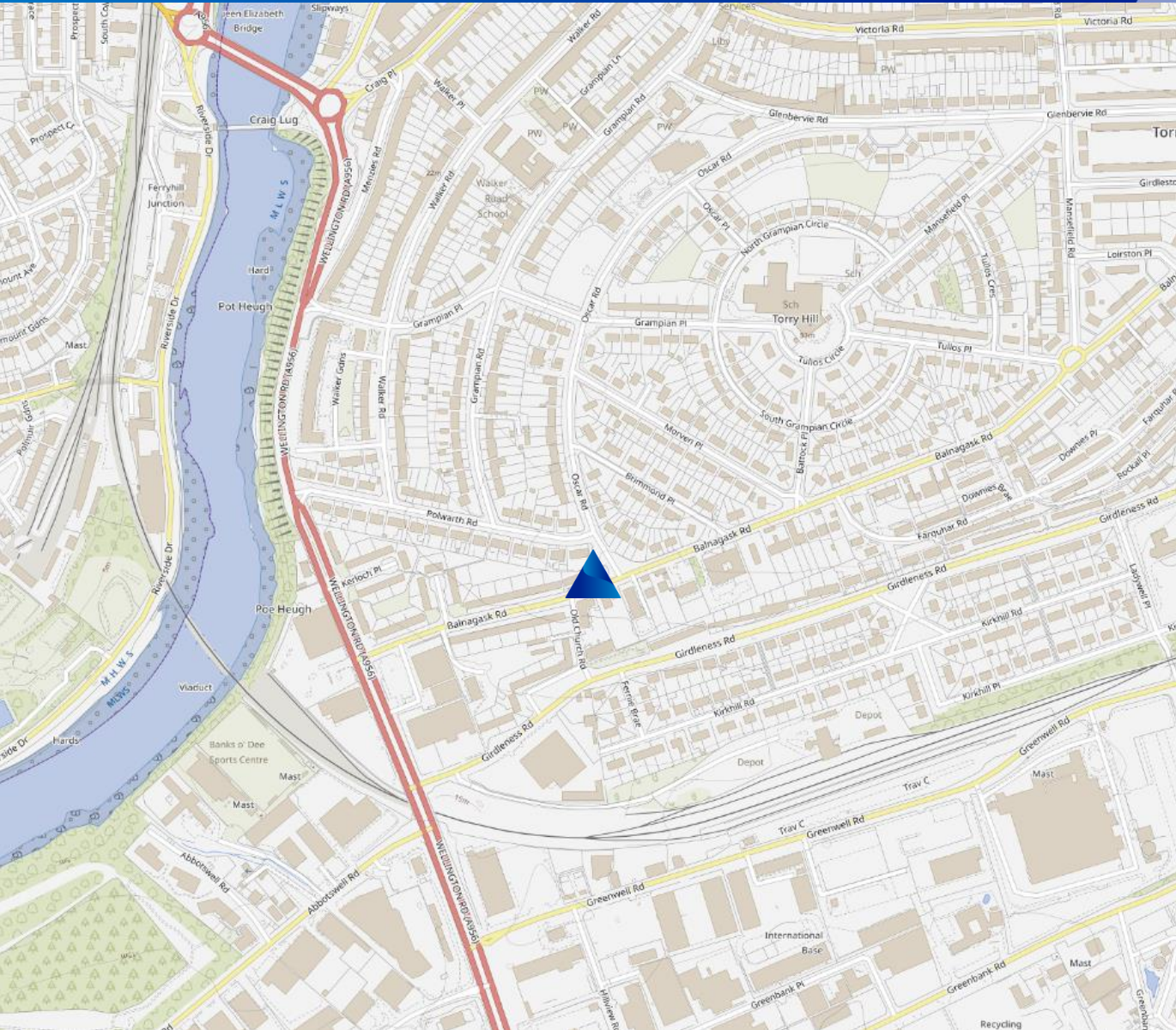
**CONTACT: Melanie Grant** melanie.grant@shepherd.co.uk | 01224 202825 | [shepherd.co.uk](http://shepherd.co.uk)  
**James Cavanagh** james.Cavanagh@shepherd.co.uk | 01224 202814 | [shepherd.co.uk](http://shepherd.co.uk)





# Location

25 BALNAGASK ROAD, ABERDEEN,  
AB11 8HU



## Location

The subjects can be found within the Torry area of Aberdeen which stands a short distance to the South of the main City Centre. The property itself forms part of a small terrace of five similar units occupied by commercial operators such as Blue Coral Fish and Chip, Bombay Palace and BABA G Turkish barber. The remaining surrounding area is predominantly of high density of Local Authority Housing, together with individual private dwelling houses. A number of larger national traders can be found a short distance from the property including Halfords and Lidl.

## Description

The subjects comprise a mid-terraced single storey unit contained within a parade of five similar shops. The walls of the property are constructed from solid stonework which has been pointed externally. The main frontage to the property includes a traditional timber display window together with signage above. Internally, the subjects provide an open plan sales / service area with a small kitchen/preparation area and a W.C located at the rear.

Retail Premises within  
Retailing Parade



FIND ON GOOGLE MAPS



## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	37.2	400

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

£6,000 per annum is sought.

## Price

Fixed price £39,995 are sought for our client's interest in the property.

## Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £3,900.

On this basis the premises would be eligible for 100% rates relief.

## Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of "G".

Further information and a recommendation report is available to seriously interested parties on 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 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:



**Melanie Grant**

[melanie.grant@shepherd.co.uk](mailto:melanie.grant@shepherd.co.uk)



**James Cavanagh**

[james.cavanagh@shepherd.co.uk](mailto: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.

[shepherd.co.uk](http://shepherd.co.uk)