



TO LET/FOR SALE

Prominent City Centre Location

High-Footfall Location

Suitable for a variety of uses

Size: 82.69 sqm (890 sqft)

Price: POA

Rental: £10,000 per annum

7 ROSEMOUNT VIADUCT, ABERDEEN, AB25 1NE

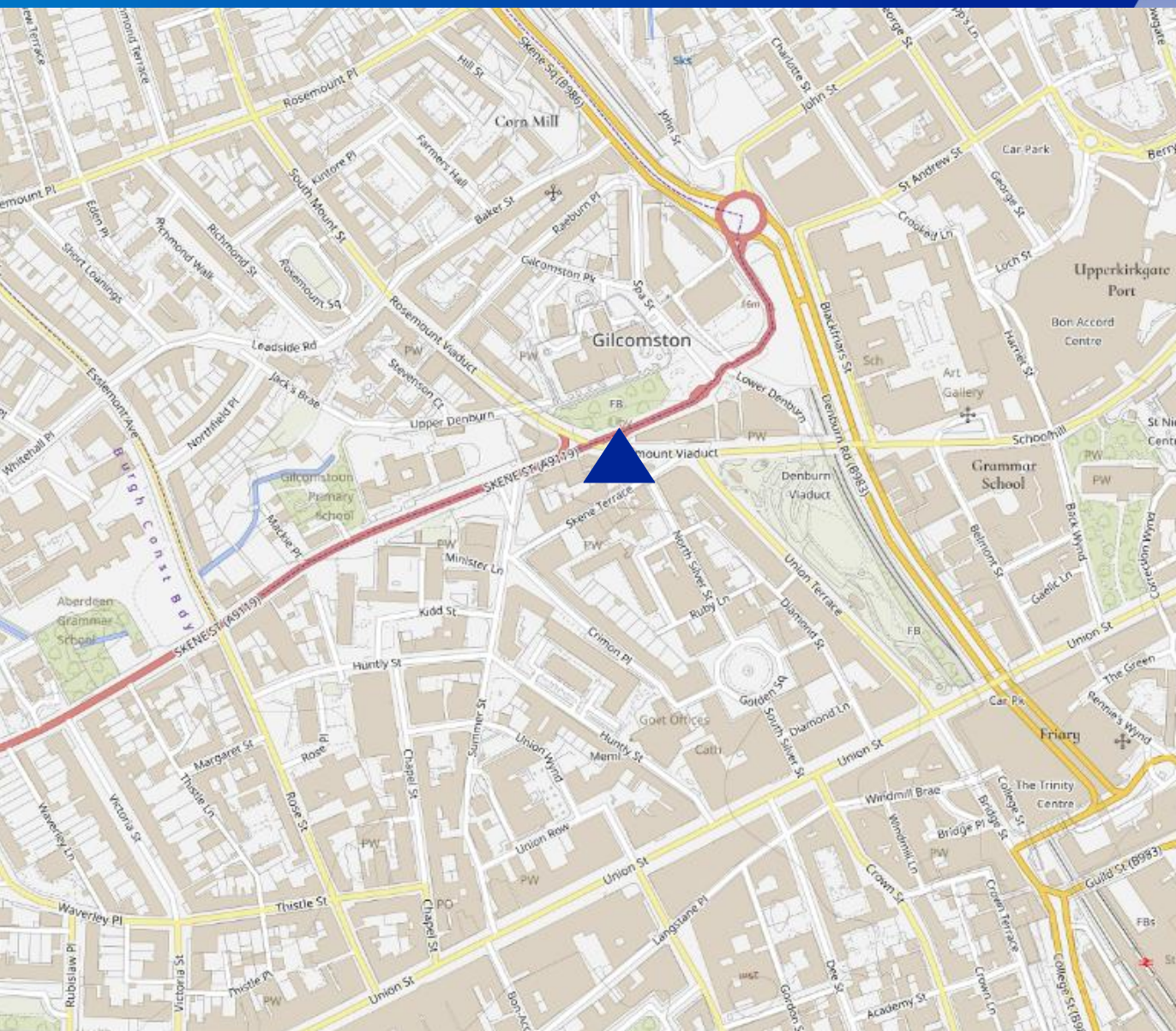
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Location

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The subjects are located at the Southern end of Rosemount Viaduct close to its junction with Union Terrace and Skene Terrace, a short distance from Union Street, which is Aberdeen's principal retail and commercial thoroughfare. The subjects are located with an established secondary retailing location with similar type retail accommodation in the immediate locale at the ground floor with the upper floors being in residential occupation.

The unit benefits from a good profile onto Rosemount Viaduct with good levels of passing footfall and trade. Occupiers within the vicinity include Auryn Adornments, Oxfam and Nevermind.

Prominent City Centre Location

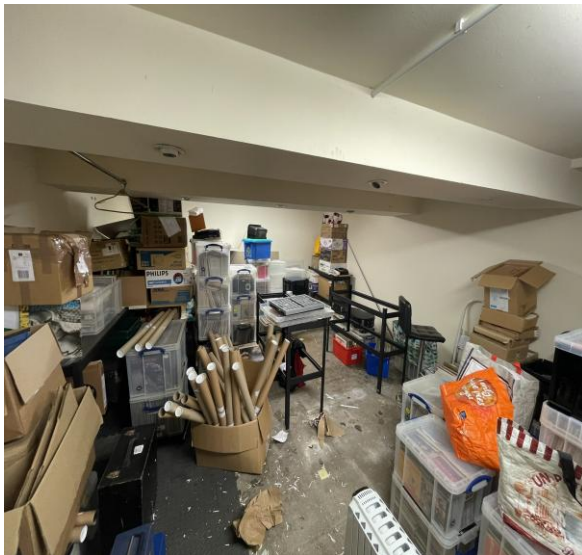


FIND ON GOOGLE MAPS



Description

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The subjects comprise of a ground floor retail unit with basement storage within a mid-terraced, five storey and basement tenement block. The ground floor forms a retail unit whilst the upper floors are in residential use. The subjects are of traditional granite and slate construction with the property accessed via a recessed timber and glazed pedestrian doorway adjacent to a timber and glazed retail frontage.

Internally, at ground floor level, the floor is a mixture of suspended timber and solid concrete overlaid in tiles with the accommodation providing a sales area along with a W.C. and tea prep to the rear. The walls and ceiling are a combination of lath and plaster and plasterboard lining which has been painted with lighting provided by means of a combination of pendant and ceiling wall mounted halogen spotlights. A staircase towards the rear of the subjects leads to the basement accommodation. The walls and ceilings are lined in plasterboard with a painted finish whilst the flooring is of solid concrete overlaid in carpet.

	m ²	ft ²
Ground Floor	46.86	504
Basement	35.91	386
Total	82.68	890

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).



Price

POA

Rental

£10,000 per annum

Lease Terms

The premises are available on the basis of a new Full Repairing and Insuring lease of negotiable duration.

Rateable Value

The rateable value as of 1st April 2026 for the subjects is shown on the Scottish assessors' website as £8,500 per annum.

100% Rates Relief is available to qualifying occupiers with further information available on request.

Energy Performance Certificate

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.

Entry

Upon conclusion of legal missives.

Get in Touch

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



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Shepherd Chartered Surveyors

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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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