

**TO LET /
FOR SALE**

RETAIL PREMISES

Located within a busy Commercial thoroughfare

100% Rates Relief available to qualifying occupiers

Size – 149.34 SQM (1,607 SQFT)

Rental - £10,000 per annum

Price – On Application



WHAT 3 WORDS

314 GEORGE STREET, ABERDEEN, AB25 1HL

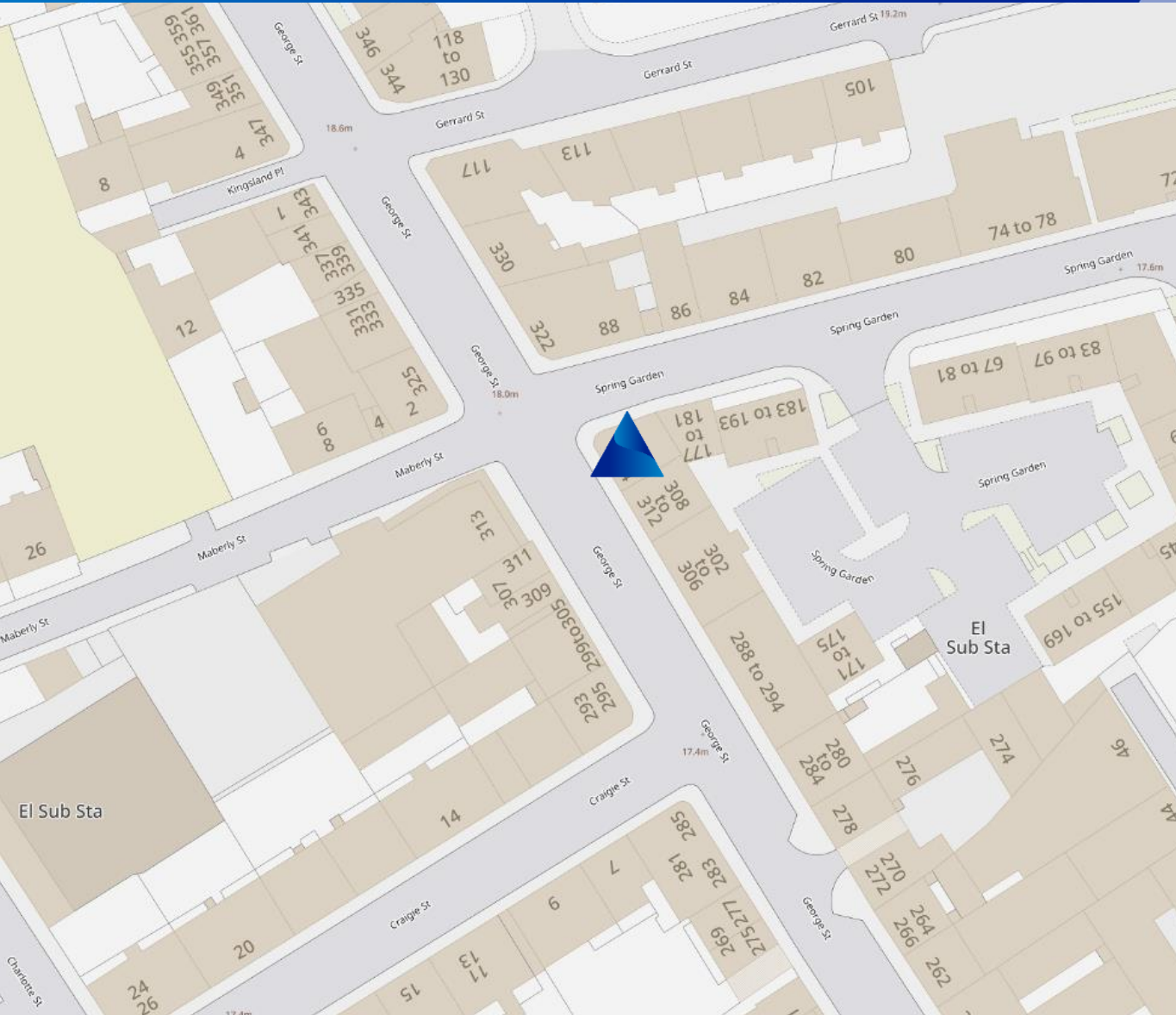
CONTACT: **Melanie Grant** melanie.grant@shepherd.co.uk | 01224 202825 | shepherd.co.uk
James Cavanagh james.Cavanagh@shepherd.co.uk | 01224 202814 | shepherd.co.uk





Location

314 GEORGE STREET, ABERDEEN, AB25 1HL



The subjects are situated on **George Street** which lies to the north side of Aberdeen city centre. The area represents a popular retailing area with **George Street** being a commercial thoroughfare in Aberdeen, and consequently there is good levels of passing footfall and traffic.

The property benefits from a prominent location on the corner of George Street and Spring Garden. Surrounding commercial occupiers include a Sainsburys Local, the Northern Bar and I-Smile Dental Clinic.

**Retail Premises within busy
Commercial thoroughfare**



FIND ON GOOGLE MAPS



Description

314 GEORGE STREET, ABERDEEN, AB25 1HL



The subjects occupy the ground and basement floors within a two-storey end terraced building, with a pitched slate roof over. The shop frontage benefits from an aluminium framed display window with a glazed entrance door.

Internally, the front sales area provides open plan accommodation, leading to an additional retail area to the rear. The walls generally throughout this area are finished with painted plasterboard. The flooring throughout the premises is of suspended timber, overlaid with carpet. Artificial lighting is provided by way of fluorescent strip lights throughout the premises. To the rear of the ground floor W.C facilities can be found. A fixed stairwell to the rear of the premises provides access to the basement, which is generally suitable for storage purposes.

On street car parking is available within the vicinity on a pay and display basis.

Accommodation

	m ²	ft ²
Ground Floor	49.97	536
Basement	99.55	1,071
TOTAL	149.34	1,607

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 & Lease Terms

£10,000 per annum.

The subjects are available on a new full repairing and insuring lease of negotiable duration.

Price

Price upon application.

Rateable Value

The property is currently entered into the valuation roll at a rateable value of £10,000.

Qualifying occupiers would be eligible to 100% rates relief, with further information available on request.

Energy Performance Certificate

The subjects currently have an EPC rating of 'G'.

Further information and a recommendations report are available to seriously interested parties upon 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 associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

Get in Touch

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



Melanie Grant

melanie.grant@shepherd.co.uk



James Cavanagh

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