



**71 Victoria Street
Dyce, Aberdeen, AB21 7AX**

- Suitable for a variety of uses
- Dedicated car parking to the front
- Floor area (NIA) 72.8 sq.m (784 sq.ft) approx.
- May qualify for 100% rates relief under the Small Business Bonus Scheme



LOCATION

The subjects are located within the area of Dyce, which lies approximately 7 miles north-west of the City of Aberdeen just off the A96 Aberdeentoinverness trunk road. Dyce is an established commercial and employment centre with close proximity to Aberdeen International Airport and excellent road and rail links. The property is situated on the west side of Victoria Street close to its junction with Glen Road. Victoria Street is the main retailing thoroughfare through Dyce and provides access to the wider road network.

The surrounding area is mixed in nature with residential dwellings and commercial/retail occupiers located at ground floor level with the upper floors being office or residential use.

Surrounding occupiers within the immediate area include Broomlea Guest House, Dunavon Hotel, Wilsons and Duffus, Dickies Pharmacy and Swan Veterinary Practice.

DESCRIPTION

The subjects comprise a ground floor retail space within a detached building of traditional blockwork construction, harled externally under a mansard roof clad in concrete tiles. To the front of the building is a tarmac car park to accommodate approximately 4 cars.

Internally the accommodation provides a reception and waiting area with a mixture of open plan and cellular accommodation, two W.C's and a kitchen area. Internal finishes include plastered and painted ceilings and walls, with floors covered in linoleum floor coverings. Lighting is by way of a mixture of fluorescent striplighting and spot lights and heating by way of gas central heating along with air conditioning in the main reception area.

FLOOR AREA

We calculate the following approximate Net Internal floor areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

ACCOMMODATION	Sq. m.	Sq. ft.
Ground Floor	72.8	784

RENT

£12,000 per annum exc.

LEASE TERMS

The property is offered on a new Full Repairing and Insuring lease for a period to be agreed.

RATING

The premises are currently entered in the Valuation Roll with a Rateable Value of £7,100 effective from 1 April 2024. The Rate Pounding for 2024/25 is 49.8p. An ingoing tenant may qualify for 100% rates relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Each building has a current Energy Performance Certificate of D.

V.A.T.

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

ENTRY

Immediate, upon completion of legal formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS & OFFERS

By prior arrangement with the sole letting agents



To arrange a viewing please contact:



Chris Ion
Partner
Chris.ion@g-s.co.uk
07717 425298



Euan Rolland
Surveyor
euan.rolland@g-s.co.uk
07825 875303

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2024