

FOR SALE



Retail Unit

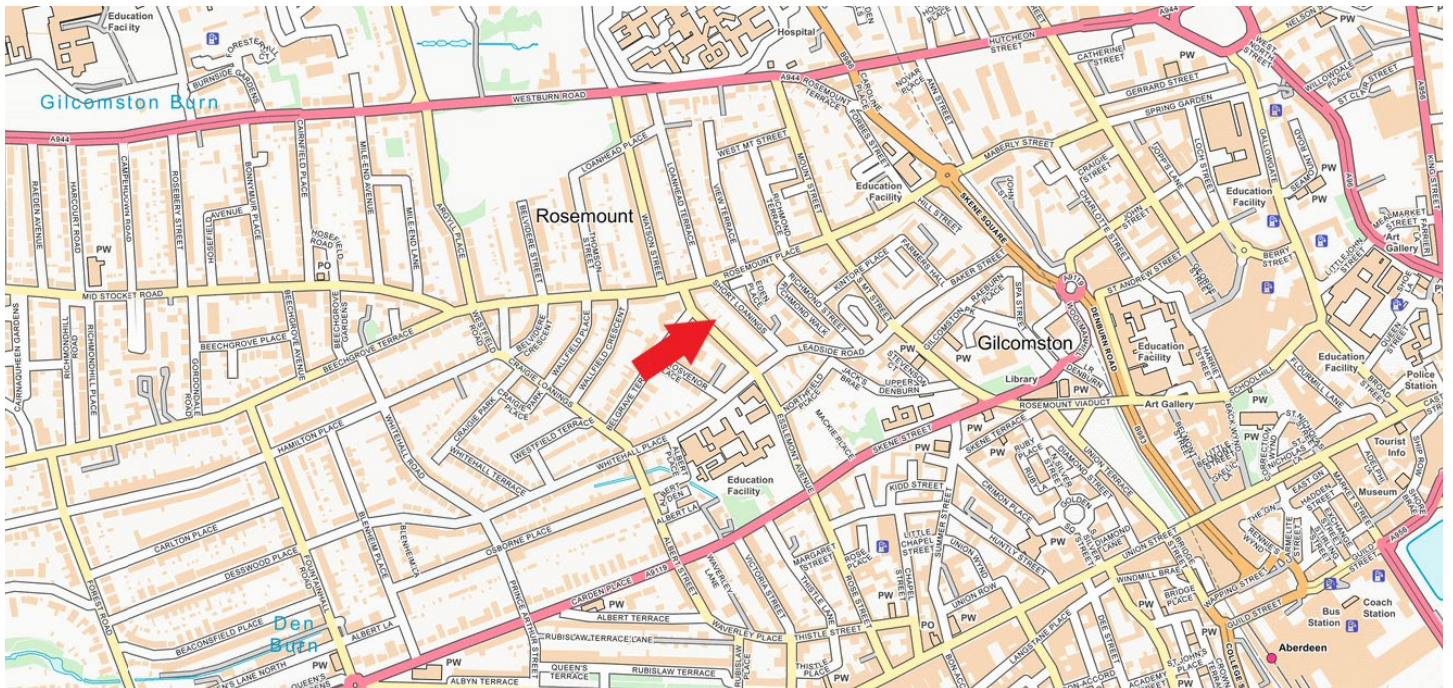
Aberdeen, 62 Esslemont Avenue, AB25 1SR

Net Internal Area: 38.63 sq m (416 sq ft)

- Located within the popular Rosemount Area
- VAT Free
- Offers over £90,000

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LOCATION

The property is located in Rosemount which is a popular retail and residential area of Aberdeen a short distance to the north of the city centre. The property is situated on the east side of Esslemont Avenue, close to its junction with Rosemount Place which is the main retail thoroughfare in the area. Nearby occupiers include Delishfish, Tarragon and Aberdeen Property Leasing.

The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise a ground floor retail unit forming the ground floor of a 4 storey building of granite construction, with pitched and slated roof. A single storey extension at the rear is of brick construction, harled externally and with a mono pitched slate covered roof.

Internally the shop has, for the past 30 years been used as a hairdressers however it is considered suitable for a variety of uses. It comprises sales area to the front with storage area and wc at the rear.

FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor 38.63 sq m [416 sq ft]

PRICE

Offers over £90,000 are invited for our clients heritable interest in the subjects.

VAT

No VAT will be payable on the price.

RATING ASSESSMENT

The valuation role shows a rateable value of £5,900 with effect from 1st April 2023.

The Uniform Business Rate for the year 2025/2026 is 49.8p in the £. Water and waste water rates are also payable.

The ingoing occupier may qualify for 100% rates relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

ENTRY

The current tenants lease is due to expire on 14th October 2025 so some short term income is available. Further information is available from the sole agent.

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The purchaser will be responsible for payment of LBTT and registration dues if applicable.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

Contact

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