

TO LET

Retail Premises

Prominent Location within Peterculter

Suitable for a variety of uses

Extensive Frontage onto North Deeside Road

Size: 125.17 SQM (1,347 SQFT)

Rental: £20,000 Per Annum

VIRTUAL TOUR 

**242 NORTH DEESIDE ROAD, PETERCULTER, ABERDEEN,
AB14 0UQ**

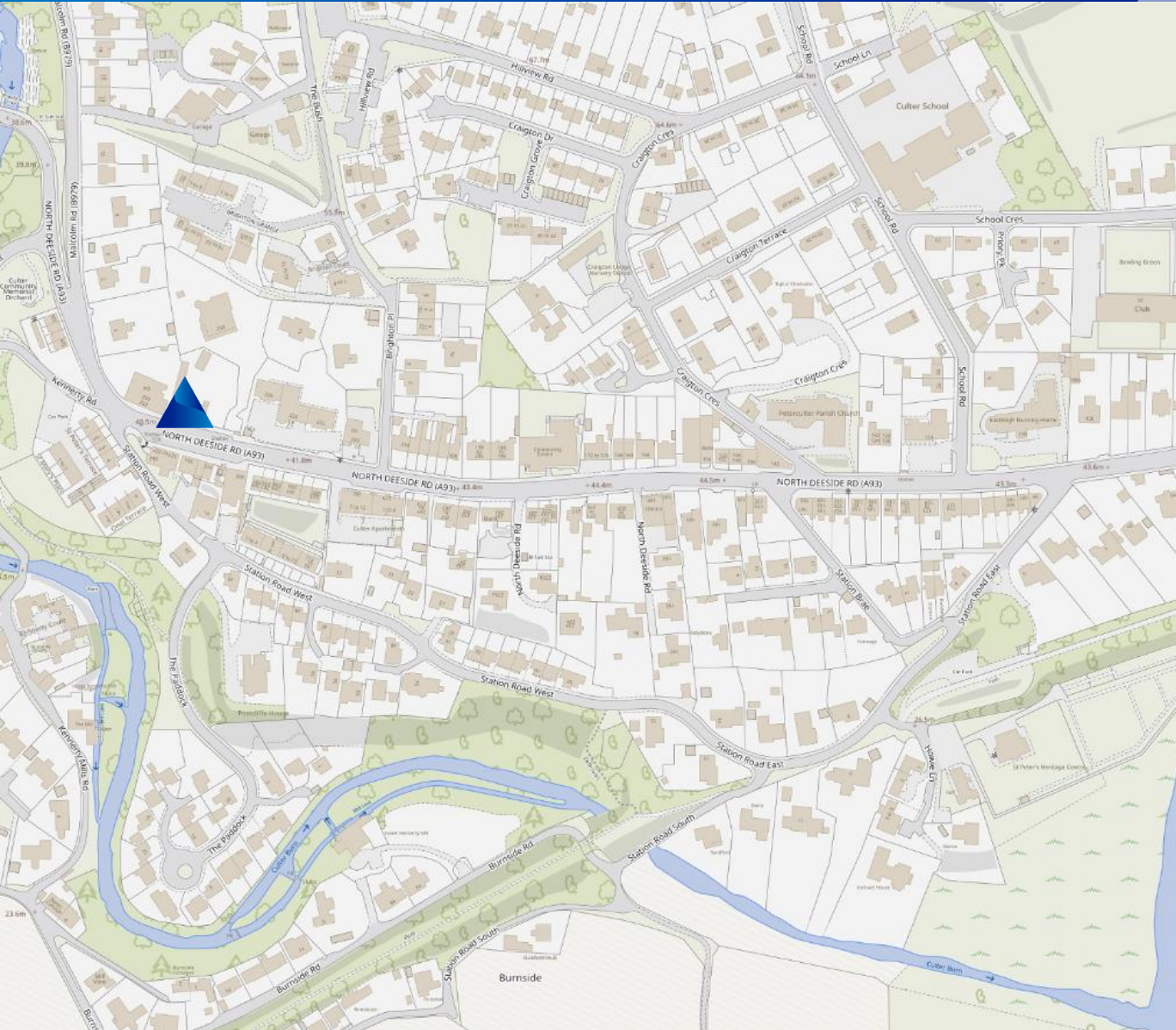
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Location

242 NORTH DEESIDE ROAD,
PETERCULTER, ABERDEEN AB14 0UQ



The subjects are located within the Peterculter area of the city, situated approximately 7 miles to the west of Aberdeen city centre which is accessed via North Deeside Road (A93).

More specifically, the subjects are located on the north side of North Deeside Road, a busy thoroughfare that connects Aberdeen to locations such as Banchory and Ballater. The surrounding area hosts a mixture of retail and residential uses, with nearby occupiers including Spar, Crust Bakery, Blacks Bar and XOXO Florist.



FIND ON GOOGLE MAPS



Description

242 NORTH DEESIDE ROAD,
PETERCULTER, ABERDEEN AB14 0UQ



The subjects comprise a ground floor retail unit contained within a two storey building of traditional granite and slate construction. The subjects provide good open plan retailing space with access to the property located via a timber framed glass pedestrian door.

Internally the flooring is concrete finished in ceramic tile, whilst walls are painted and plastered. The subjects benefit from substantial natural lighting from the glazed frontage however artificial lighting is also provided by fluorescent lighting. The property is ready for incoming tenants fit out.

To the west of the property storage space and w.c. facilities are provided with access to this section from both North Deeside Road and the retail unit.

Accommodation

	m ²	ft ²
Ground Floor	125.17	1,347

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

£20,000 per annum exclusive of VAT.

Lease Terms

The premises are available on the basis of a new Lease of negotiable duration.

Rateable Value

The subjects are entered into the Valuation Roll at a Rateable Value of £20,500.

An ingoing occupier will have the opportunity to appeal this figure.

Energy Performance Certificate

A recommendation report is available upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration dues etc.

Get in Touch

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



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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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