

LEISURE

TO LET / MAY SELL

LANDED.

Real Estate

40 St Swithin Street

Aberdeen, AB10 6XJ

246.09 sq m (2,649 sq ft)



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Location

The subject is located in the heart of Aberdeen's West End office and residential district. The property is located on a prominent corner position on St Swithin Street and Hartington Road. St Swithin Street is located a short walk from Albyn Place, Queens Road, Carden Place and only a 10-minute walk from Union Street, Aberdeen's main thoroughfare.

Commercial occupiers nearby include **Virgin Money**, **RBS**, **Bank of Scotland**, **Johnston Carmichael**, **Stronachs**, **Cooper Parry** and **CMS**.

St Swithin Street is also home to a number of neighbourhood retailers and cafes, including **JG Ross**, **Spar**, **Cognito Café**, **Cookie Cult**, **Sugarbird Wines** and **Wineracks**.

Description

The subject comprises a fitted-out café shop with a studio space to the rear of the building in a single storey extension.

The property benefits from the following specification.

- Existing coffee shop fit-out
- Capacity for 36+ covers
- Food prep area
- Main servery
- Basement stores
- 4 on-site parking spaces
- **Scope for additional seating to be created directly outside the property**





The existing coffee shop fit-out has capacity for **36 covers**, with additional seating outside

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Accommodation

The subjects extend to the following approximate net internal floor areas:

Demise	Sq M	Sq Ft
Ground Floor (coffee shop)	83.24	896
Lower Ground Floor (studio)	73.38	790
Basement Stores	89.47	963
TOTAL	246.09	2,649

The area immediately outside the property extending to **36 sq m (388 sq ft)** is included within the title and could be utilised as external open or covered seating.

Rent

£27,500 per annum, exclusive of VAT.

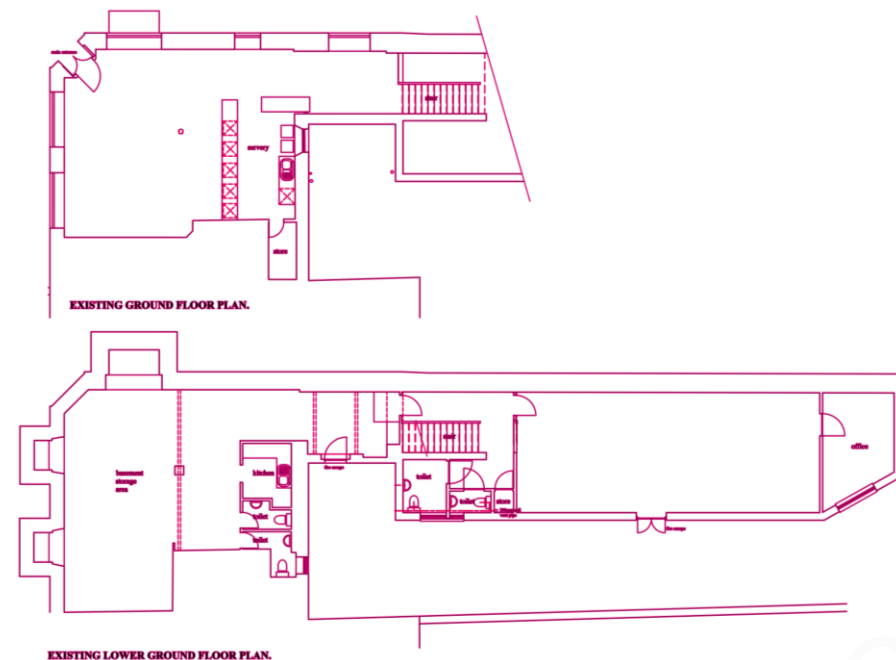
Price

Offers in excess of **£300,000**, exclusive of VAT

Rateable Value

The property is currently entered into the Valuation Roll in separate entries.

An estimate on the rates liability can be provided upon request



Energy Performance Certificate

Further information is available upon request.

Entry

Immediate upon conclusion of missives.

Anti Money Laundering

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding.





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Viewings & Offers

For further information or viewings please contact the sole leasing agent:

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