

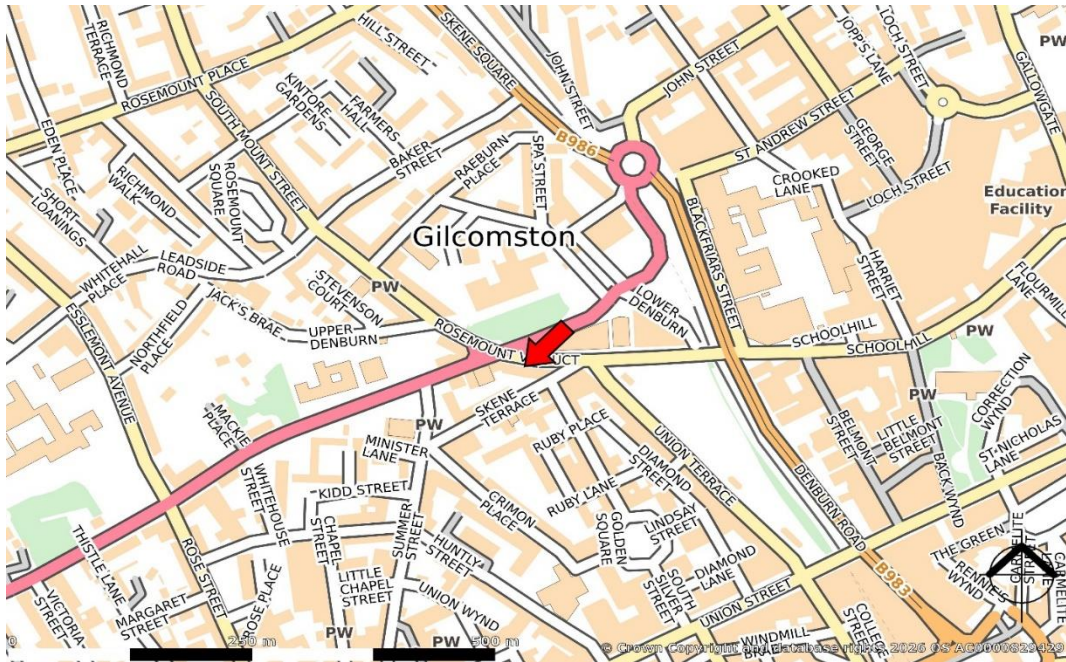
**FOR SALE**  
**RETAIL UNIT**

**GRAHAM**  
**SIBBALD**



**19 ROSEMOUNT VIADUCT,**  
**ABERDEEN, AB25 1NE**

- Popular location in Rosemount neighbourhood and close proximity to city centre
- High footfall area
- NIA: 155.5 sq.m (1,674 sq.ft)



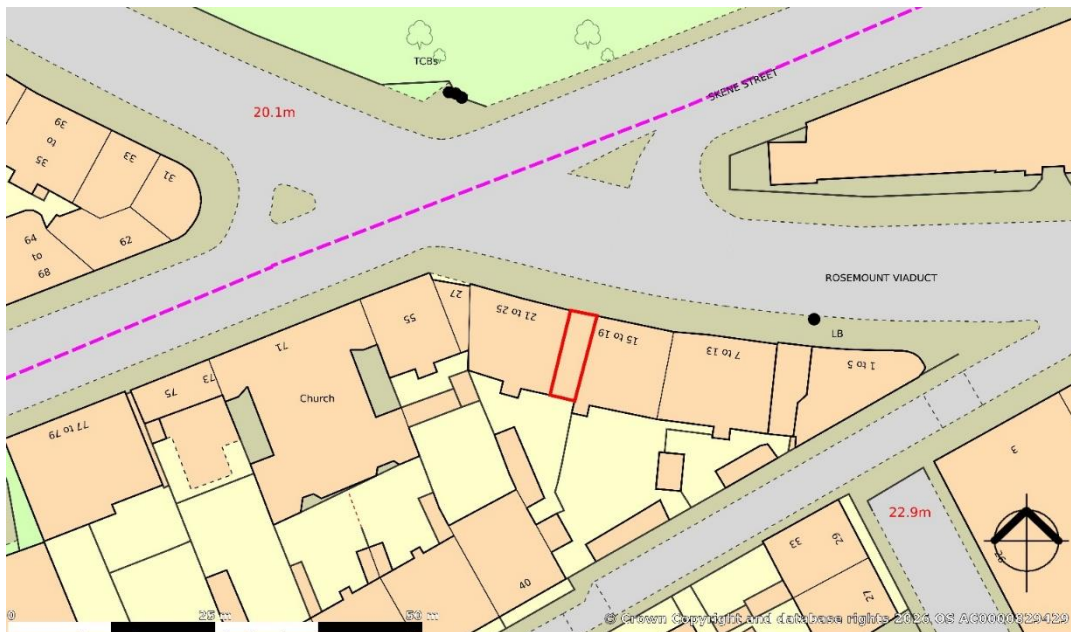
## LOCATION

The property occupies a prominent location on Rosemount Viaduct within the West End of Aberdeen. Rosemount Viaduct is a busy thoroughfare which connects Rosemount and the City Centre. Rosemount is a popular area with a good mixture of retail and food and beverage traders. The property is within walking distance to Union Street which is Aberdeen's main commercial street.

Nearby occupiers include: His Majesty's Theatre, The Bread Maker and Noose & Monkey Pub.

## DESCRIPTION

The subjects comprise of a ground floor and a basement. The ground floor is an open plan area which is currently being used as a sales area. To the rear of the property there is a large storage room with a tea prep area included. There is a large basement area which is suitable for additional storage space. The property benefits from large windows which front onto the busy thoroughfare that is Rosemount Viaduct.





## ACCOMMODATION

The following floor areas are calculated on a Net Internal Area Basis in Accordance with the RICS Code of Measurement (6<sup>th</sup> Edition).

	SQ. M	SQ. FT
Ground Floor	112.50	1,211
Basement	43.0	463
<b>TOTAL</b>	<b>155.5</b>	<b>1,674</b>

## PRICE

Offers in the region of £120,000

## TENURE

Heritable Interest (Scottish equivalent of English Freehold).

## RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with a Rateable Value effective from 1st April 2023 of £15,750 . The rate poundage for 2025 /2026 is 49 .8 p in the £ .

The proposed rateable value for the property is £15,700 which is expects to apply from 01 April 2026 as a result of the rating revaluation .

## EPC

Available upon request.



To arrange a viewing please contact:



**SHONA BOYD**  
Senior Surveyor  
shona.boyd@g-s.co.uk  
073714 314 188



**MOLLY PEETERS**  
Graduate Surveyor  
molly.peeters@g-s.co.uk  
07825 875 303

#### VAT

All figures quoted are excluded of VAT.

#### LEGAL COSTS

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

#### ENTRY

To be agreed, upon completion of formalities.

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#### IMPORTANT NOTICE

1. These particulars are intended as a 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. Date published: February 2026

#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and or detailed financial and corporate information will be required before any transaction can conclude.