

# FOR SALE



## Retail Investment

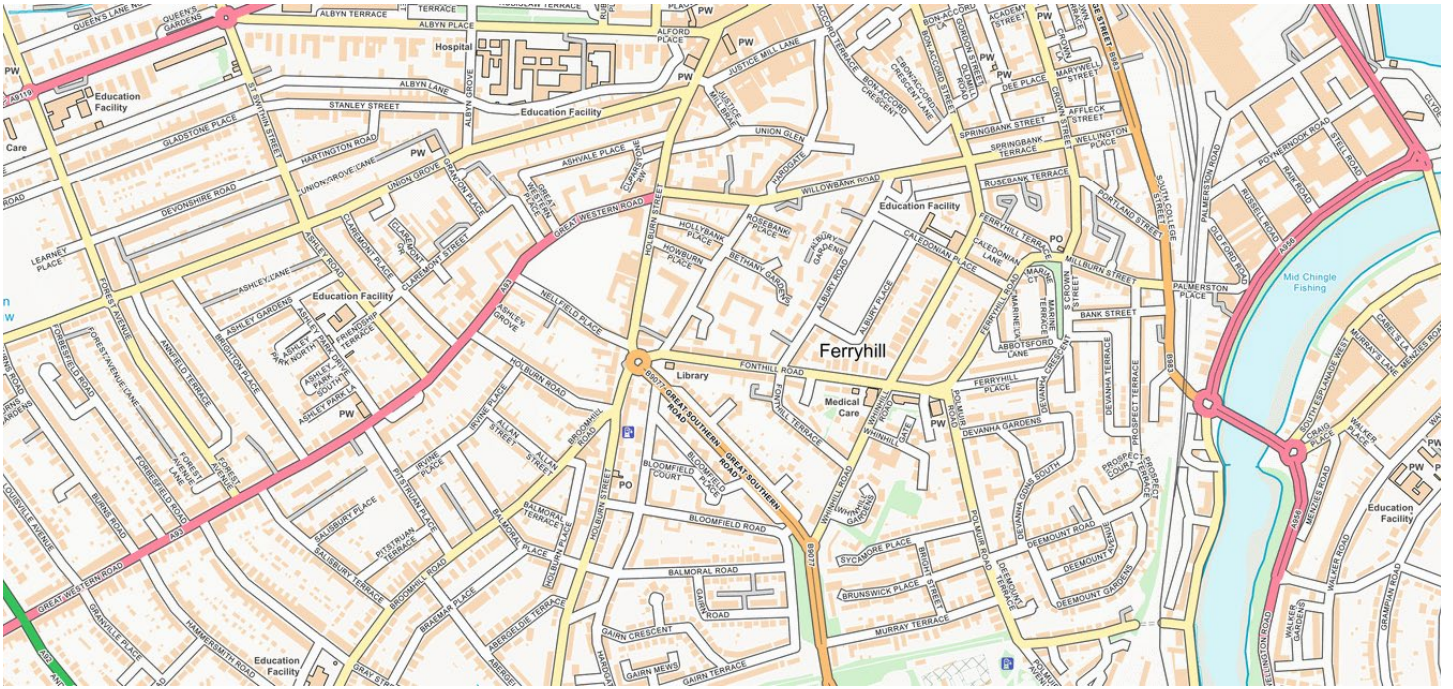
Aberdeen: 321 Holburn Street, AB10 7FP

Net Internal Area: 70.98 sq m [764 sq ft]

- Passing rent £14,500 per annum
- Located on one of Aberdeen's Main Arterial Routes
- Offers over £135,000
- NIY 10.55%

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## LOCATION

The property is located on the east side of Holburn Street in the stretch between Broomhill Road and Bloomfield Road approximately half a mile south of Aberdeen city centre. Holburn Street acts as one of the main arterial routes south from the city centre.

Nearby occupiers include Farmfoods and Nisa Local.

The exact location can be seen on the above plan.

## DESCRIPTION

The subjects comprise the ground floor of a 4 storey building of stone construction under a pitched and slated mansard style roof.

Internally the **front** of the shop comprises a sales area to the front with office 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	80.88 sq m	(870 sq ft)
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## LEASE TERMS

The property is leased to Aberdeenshire Kitchens Ltd until 31st October 2027 at a passing rent of £14,500 per annum. There are no further rent reviews. A copy of the lease is available on request.

## PRICE

Offers over £135,000 are invited for our clients heritable interest in the subjects reflecting a Net Initial Yield of 10.55% after deduction of standard purchasers costs.

## TENURE

Heritable

## RATING ASSESSMENT

The valuation role shows a rateable value of £12,750 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.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

## VAT

Any price quoted is exclusive of VAT which may be applicable.

## ENTRY

On conclusion of all legalities

## 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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 Jackson Chartered Surveyors  
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