

## **TO LET**

Retail Unit / Design Studio / Office Space

Extending to 65.37 sq m (703 sq ft)

**Rent: £999 per month**



# 19 Diamond Street

Aberdeen AB10 1QU

ON BEHALF OF:

**S R E** 



## Location

19 Diamond Street is located within the heart of Aberdeen City Centre, with both Golden Square and Union Street within very close proximity.

This popular and mixed-use area offers a vast array of local amenity and public transport is readily accessible.

Nearby occupiers include Lakeland, KFC, Mercure Hotel and a range of both national and local businesses.

## Description

The property comprises of a ground floor retail unit, with the upper floors in separate office use. Externally, the property benefits from a large display window to the front, with recessed shop entrance and space for signage.

Internally the shop comprises of an open plan retail area to the front with a treatment / storage room, kitchen and WC to the rear. The property benefits from a modern specification that includes laminate flooring, spotlights, wall mounted radiators and wall sockets.

A parking permit can be purchased from Aberdeen City Council, with on-street parking also available within the immediate vicinity.



## Floor Area

Approximate floor areas measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Floor	Sq ft	Sq m
Main retail area	573	53.27
Kitchen	130	12.10
<b>Total</b>	<b>703</b>	<b>65.37</b>

## Rent

**Base rent:** £999 per month (£11,988 per annum).

**All-inclusive rent:** £1,449 per month (£17,388 per annum).

The property will be offered on an all-inclusive basis, which includes both the service charge and property utilities.

## Legal Costs

Each party will be responsible for their own legal costs. The purchaser will be responsible for any LBTT and Registration Dues, if applicable.

## Lease Terms

Flexible lease terms are available. Further details are available upon request.

## Rateable Value

The current Rateable Value is £8,500. An incoming occupier may qualify for **100% rates relief** under the Small Business Bonus Scheme.

## EPC

An EPC assessment is underway, with full documentation available upon request.

## VAT

Any monies quoted are exclusive of VAT, which may be payable.





Main retail area



Rear treatment or storage room



Main retail area, alternative view

## Key contacts

For further information, or to arrange a viewing, please contact the joint agents:



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