



HIGHLY PROMINENT RETAIL UNIT
LOCATED ON ABERDEEN'S BUSY HOLBURN STREET



TO LET

219 Holburn Street

Aberdeen, AB10 6BL | 248.2 sq.m (2,672 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



LOCATION

The property is located on the East side of Holburn Street, close to the roundabout for Great Southern Road. Holburn Street acts as a main transport link from the South to Aberdeen City Centre.

The immediate area is a popular retailing locality for both national and local traders and operators. Nearby occupiers include Tesco Express, Hass's Fish Bar, Sainsbury's Furniture, Gillies of Broughty Ferry, Sainsbury's Local and many other local occupiers. In addition, there is a substantial office block in close proximity which is occupied by Repsol Sinopec.

DESCRIPTION

The property forms the whole of the ground floor of a three storey detached property of granite construction.

Internally, the property comprises front sales area with storage, staff kitchen, manager's office and a single WC to the rear. There is a fire exit to the rear which provides escape to Strachan's Lane.

RENT

£23,000 per annum.

RATEABLE VALUE

The property has a Rateable Value of £21,750 effective from 1 April 2017.

RATES PAYABLE

£10,658.20 (approx. for 2020/21)

PROPERTY DETAILS

RATES DETAIL

Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

LEASE TERMS

The subjects are held on the basis of Full Repairing and Insuring terms until 27 November 2025. Our client is seeking to assign or sub-let their leasehold interest.

FLOOR AREA

The floor area has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

GROUND FLOOR TOTAL	248.2 sq.m	2,672 sq.ft
---------------------------	------------	-------------

EPC	E61. Copy available on request.
------------	---------------------------------

VAT	The rent quoted is exclusive of VAT.
------------	--------------------------------------

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any LBTT and registration dues applicable.

ENTRY

To be agreed on conclusion of all legalities.

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

RICHARD NOBLE

DANIEL MITCHELL

t. 01224 597528

t. 01224 597539

e. richard.noble@fgburnett.co.uk

e. daniel.mitchell@fgburnett.co.uk

FGBURNETT.CO.UK