

# FOR SALE

RETAIL UNIT WITH CLASS 3 CONSENT



19 Justice Street  
Aberdeen  
AB11 5HS

- Great location with good transport links around the city
- Net Internal Area: 62.55 sq. m (674 sq. ft)
- Ample on street parking for delivery vehicles
- Fixtures and fittings included

## LOCATION

The subjects are located on the north side of Justice Street, just 100 metres from the A956 and therefore benefits from excellent transport links around the city of Aberdeen. The subjects are located just a short walk from Union Street, which is Aberdeen's main retail thoroughfare. There is a healthy level of foot traffic on Justice Street, as it provides a direct link between Union Street and the beach boulevard. The surrounding area has a healthy mixture of commercial and residential, there are two substantial developments opposite named Marischal and Virginia Court which collectively have 156 flats within.

Surrounding occupiers include Justice Hair and Beauty, A&M Butchers and Siam Cottage.

## DESCRIPTION

The subjects comprise a ground floor retail unit and benefits from large display windows facing Justice Street.

Internally, the property has been fitted for the purpose of its current use as a hot food takeaway. There is a customer waiting area and till as you enter, with a fully fitted kitchen to the rear with an extraction fan. The basement comprises ample storage and preparation space as well as a staff toilet.

## ACCOMMODATION

The subjects have been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition)

ACCOMMODATION	SQ. M.	SQ. FT.
Ground Floor	26.32	283
Basement	36.33	391
Total	62.65	674



## PRICE

£90,000 — including premium for all fixtures and fittings

## RATING:

The subjects are currently entered into the Valuation Roll as follows: Rateable Value - £4,200. The Uniform Business rate poundage for 2023/2024 is 49.8p in the £. An incoming tenant may qualify for 100% rates relief under the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

### (EPC):

The subjects have a current Energy Performance Certificate of G. Further details available on request.

## VAT:

VAT is not applicable

## LEGAL COSTS:

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

## VIEWING:

To arrange a viewing or for further information, please contact the sole letting agents

To arrange a viewing please contact:



**Euan Rolland**  
Graduate Surveyor  
euan.rolland@g-s.co.uk  
07825 875303



**Emma Gilbert**  
Surveyor  
emma.gilbert@g-s.co.uk  
07717 441280

## 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, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as 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.
6. Date of Publication: September 2023