

FOR SALE/
MAY LET



City Centre Retail Unit

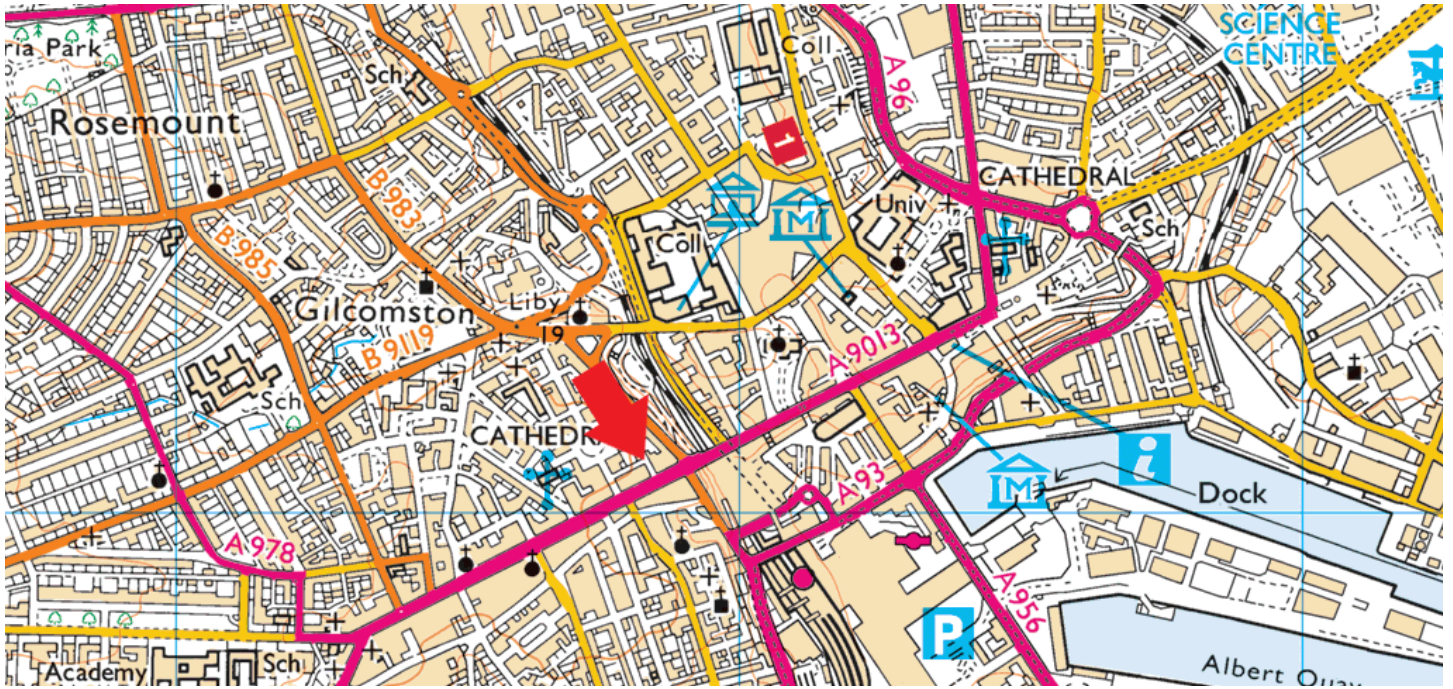
Aberdeen, 9 Diamond Street, AB10 1QU

Net Internal Area: 69.76 sq m (754 sq ft)

- City Centre Location Close to Union Street
- Fully Fitted Hair Salon but considered suitable for alternative uses
- Rent: Offers over £13,000 per annum
- Price: Offers in the region of £110,000

Jackson
CHARTERED SURVEYORS

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LOCATION

The property is located on the corner of Diamond Street and Diamond Lane a short distance to the north of Aberdeen's principle commercial thoroughfare of Union Street. Nearby occupiers include KFC, Lakeland and Café Nero.

The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise a ground floor retail unit forming the ground floor of a traditional 3 storey and attic building of granite construction with a pitched and slated roof. The upper floors of the building are in residential use.

Internally the shop comprises open plan sales area to the front with storage room, customer toilet, kitchen and staff wc to 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	69.76 sq m	(754 sq ft)
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RENT

Offers over £13,000 per annum

PRICE

Offers in the region of £110,000 are invited for our clients heritable interest in the subjects.

VAT

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

LEASE TERMS

The subjects are available on the basis of a new Full Repairing and Insuring Lease incorporating periodic rent reviews

RATING ASSESSMENT

The valuation role shows a rateable value of £11,750 with effect from 1st April 2023.

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G.

Full documentation is available upon request.

ENTRY

Upon conclusion of all legalities

CLOSING DATE

Whilst a closing date might not necessarily be set all interested parties are advised to note their interest in writing with the sole agents.

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The incoming occupier will be responsible for payment of LBTT and registration dues if applicable.

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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