

Ryden.co.uk

01224 588866

The Capitol, 431 Union Street, Aberdeen AB11 6DA

FOR SALE

RETAIL UNIT WITH PROMINENT POSITION



45 THE GREEN
ABERDEEN
AB11 6NY

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

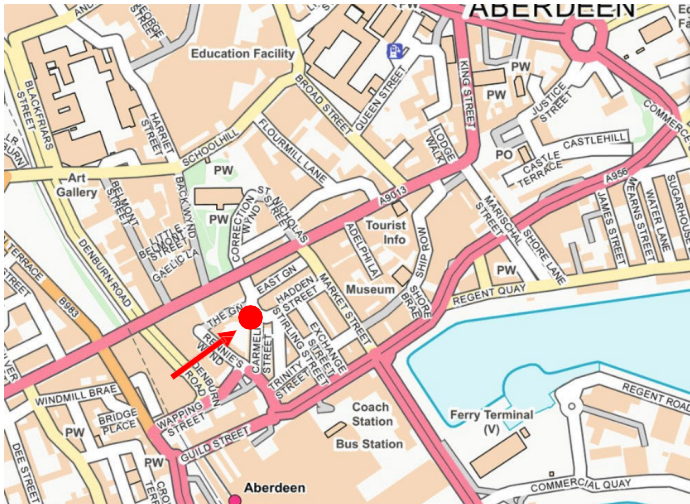
Floor Space:
114.8 sq. m. (1,236 sq ft)

Contact:
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Location:

The subjects are located in Aberdeen’s city centre on The Green, within close proximity to Union Street. Positioned on the corner of Carmelite Street and The Green, directly opposite the proposed market redevelopment site. The area forms part of Aberdeen’s historic Merchant Quarter.

Surrounding occupiers are a mixture of residential and commercial use, including local businesses such as Bistro Verde, Café 52, Contour Café, Hard Grind Barber Shop, Kenny’s Music, Old King’s highway and Hanon.

Union Square Shopping Centre, Bus Station and Train Station are all located within walking distance.

The exact location is shown on the Ordnance Survey Extract above.

Description:

The subjects comprise a ground floor retail unit set within a granite building of traditional stone construction under a pitched and slated roof.

There is an excellent frontage comprising two large display windows and slightly off-set central door. The sales area is well apportioned. The walls are of painted plastered finish; suspended ceiling tiles interspersed with LED downlights. The flooring is of timber frame covered with ceramic tiles. Staff area and storage are located at the rear of the shop alongside WC and small kitchenette.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal floor areas derived:

Description	SQ M	SQ FT
45, The Green	114.8	1,236

Lease Terms:

Existing lease expires September 2025.

Price:

Our client is inviting offers for their heritable interest in the properties.

Rateable Value:

The Rateable Value of the subjects entered in the roll effective from the revaluation date of 1 April 2023 is:

45, The Green: £16,750

Energy Performance Certificate (EPC):

The property has an EPC Rating of D.

A full copy of the EPC and Recommendations Report can be made available upon request.

VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

Legal Costs:

Each party shall bear their own legal costs with the ingoing tenant responsible for any LBTT and registration dues, if applicable.

Viewing & Further Information:

To arrange a viewing or for further information, please contact:

Ryden LLP
The Capitol
431 Union Street
Aberdeen
AB11 6DA

Tel: 01224 588866

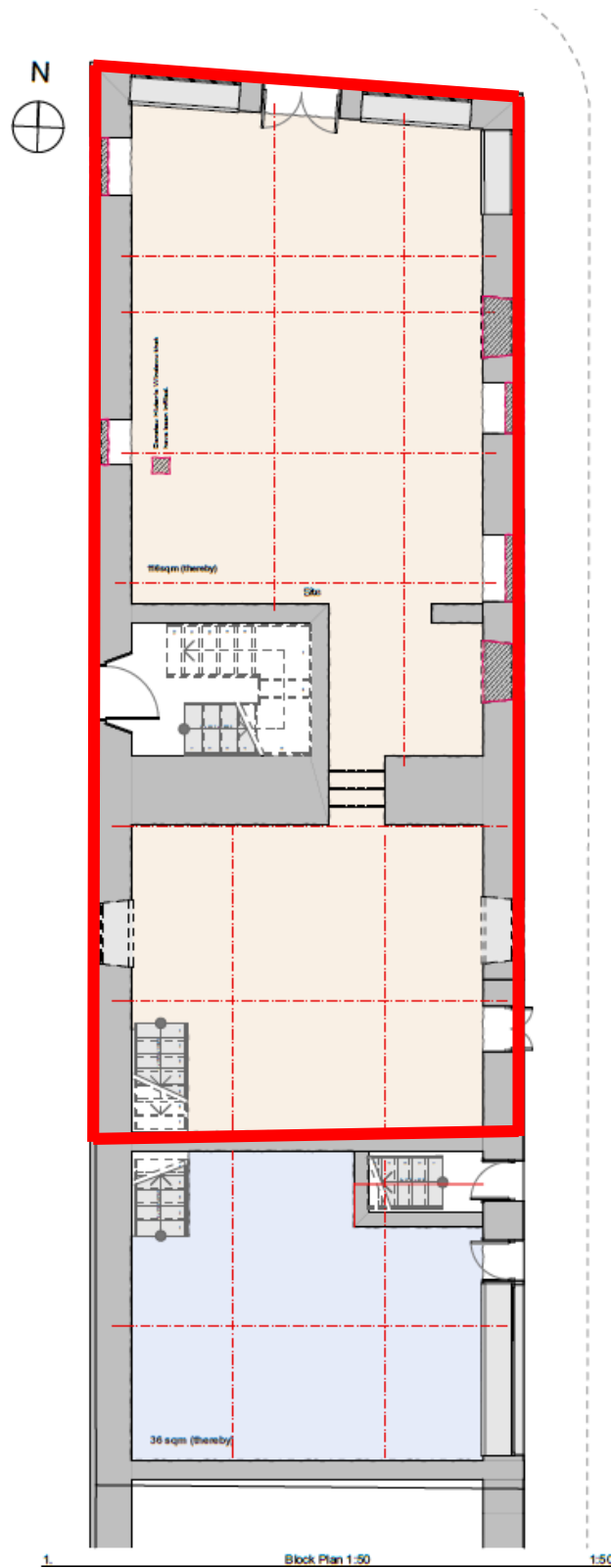
E-mail: thomas.codona@ryden.co.uk
paul.richardson@ryden.co.uk

March 2024

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of a purchase or exchange, required to enable the agents to meet their respective obligations under the Regulations.

Ground floor plan



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