

TO LET

RETAIL PREMISES



44 - 46 ALBERT STREET, ABERDEEN, AB25 1XS

- SIZE: 44.91 SQ M (483 SQ FT)
- RENTAL: UPON APPLICATION
- PROMINENT LOCATION ON ALBERT STREET
- 100% RATES RELIEF MAY BE AVAILABLE TO QUALIFYING TENANTS

Shepherd Chartered Surveyors

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Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy
Development & Investment Consultancy • Acquisitions • Dispute Resolution • Rent Review
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LOCATION:

The subjects are found on the West side of Albert Street close to the junction with Whitehall Place within Aberdeen’s West End. The area is mixed use in nature with office and residential being present. The subjects are also only a short walk from Union Street, the City’s main commercial and retail thoroughfare with Rosemount Place, providing further retailing only a short distance north. The premises are therefore well located for all local amenities.

Metered car parking is also available on the surrounding streets.

DESCRIPTION:

The subject comprises a ground floor retail unit in an end terrace 3 storey, lower ground and attic building. The building is of traditional granite and slate construction with the ground floor having been extended to the rear, The front elevation benefits from a large retail window and entrance from the Albert Street elevation.

Internally, the sales unit has a carpeted timber floor with plaster and painted walls and ceiling throughout. the front sales area has high levels of natural light entering through the large retail window.

FLOOR AREA:

The property provides the following floor areas:

Floor Space	SQM	SQFT
Ground Floor	44.91	483

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

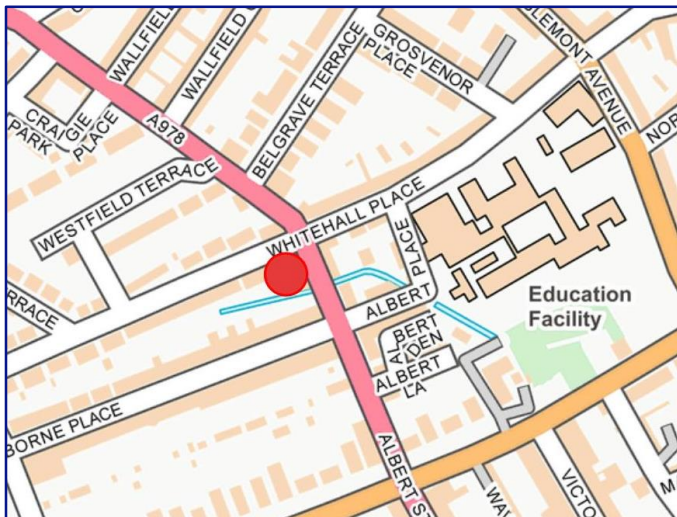
There may also be the option of leasing additional rooms on the lower ground floor upon request.

LEASE TERMS AND RENTAL:

Rental upon application.

RATING:

The subjects are currently entered into the Valuation Roll as part of a larger entity and will require reassessment upon reconstruction of the space.



VAT:

All figures quoted are exclusive of VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of ‘G’.

Further information and a recommendation report is available to seriously interested parties on request

LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT and Registration Dues.

VIEWING:

For further information or viewing arrangements please contact the sole agents:

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