

**RETAIL WITH CLASS  
3 (HOT FOOD)  
CONSENT**

**FOR SALE / MAY LET**

**12 JOHN STREET,  
ABERDEEN, AB25 1BT**

- CITY CENTRE LOCATION**
- LARGE GLAZED FRONTAGE**
- 217.78 SQ M (2,344 SQ FT)**
- OFFERS IN THE REGION OF  
£225,000 OR £25,000 PER  
ANNUM**



## LOCATION

The property is located in the city centre of Aberdeen, within close proximity to George Street and the Bon Accord Shopping Centre, lying in a good location on the north side of John Street at its junction with Loch Street.

The surrounding area is primarily commercial in nature, with nearby occupiers including The Northeast College Aberdeen City Campus, Tiso, Nescol, Credo Church, Mithertap bar and the Salvation Army.

The exact location can be seen on the undernoted plan:



## DESCRIPTION

The subjects comprise a ground and first floor retail unit contained within a two-storey end terraced building which has been extended to the rear over single storey height. The main walls are of pointed stone and roughcast concrete blockwork construction with a flat roof overlaid with mineral felt. The extension is of similar construction.

Internally the property is currently fit out for its former use as a café. The general specification includes painted plasterboard lined walls and ceilings, with a combination of solid concrete and suspended timber floors overlaid in a mixture of carpet and vinyl floor coverings.

Externally, on street parking is available along John Street with additional parking located at the Bon Accord Shopping Centre.

## ACCOMMODATION / FLOOR AREAS

The subjects provide the following Net Internal Area measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Bar	Accommodation	SQ M	SQ FT
Ground	Servery, seating area, store, kitchen & toilets	175.46	1,889
First	Games room, office, kitchenette & toilet	42.32	456
<b>Total</b>		<b>217.78</b>	<b>2,344</b>

## SERVICES

The property benefits from mains supplies of electricity, gas and water, with drainage assumed to be to the main public sewer.

Background space heating is provided to the first floor via pressed steel radiators.

## LEASE TERMS

The subjects are available on a flexible basis. Any lease in excess of 5 years will incorporate 5 yearly rent reviews.

## RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of:

£14,500

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

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G[120]. Full documentation is available upon request.

## PRICE

We are seeking offers in the region of £225,000. Alternatively, our client may consider a letting at the rent of £25,000 per annum.

## VAT

All prices quoted in this schedule are exclusive of VAT.

## ENTRY

On conclusion of missives

## LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant/occupier will be responsible for the payment of LBTT and registration dues.

## OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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Ref: ACA1853  
Date of Publication: November 2023



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