

 **RETAIL**

**DM HALL**  
CHARTERED SURVEYORS

MARKET

D&D HAIR STYLES LTD






MALE SALON

MALE SALON

Hidden Hearing

**TO LET/MAY SELL**

**17 SUMMER STREET  
ABERDEEN  
AB10 1SB**

-  Central location in close proximity to Union Street
-  Eligible for 100% business rates relief
-  109.72 sqm (1,181 sqft)
-  Rent: £10,500 per annum
-  Offers over: £90,000

## LOCATION

The subject property is located within the city centre of Aberdeen, lying in a good location on the east side of Summer Street in close proximity to Union Street, Aberdeen's main thoroughfare.

The surrounding area is mixed use in nature and is characterised by granite tenement buildings. There is a good mix of surrounding commercial occupiers, including Rusticos, Madame Mews Thai restaurant, PB Devco and Hidden Hearing.

## DESCRIPTION

The subjects comprise the ground, first and basement floors of a 2 storey and attic mid-terraced building. The main walls are of pointed stone construction whilst the roof over is timber framed, pitched and clad with slate, incorporating dormer projections. The attic floor is in residential use.

Internally, the ground and first floor specification includes painted plasterboard walls and ceilings, with suspended timber floors overlaid in vinyl or laminate floor coverings. The basement is finished to the inside of the external walls with a bare concrete floor.

Natural light is provided via the main display windows in addition to a number of double glazed UPVC windows throughout. Artificial light is provided via a variety of spot lights, pendant and fluorescent strip lighting fixtures.

The property benefits from full-height display windows and a modern signage hoarding above.

## ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

FLOOR	ACCOMMODATION	SQM	SQFT
First	Salon, staff kitchen and toilet	42.25	455
Ground	Main retail, kitchen and toilet	41.52	447
Basement	Store	25.95	279
<b>Total</b>		<b>109.72</b>	<b>1,181</b>

## SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

## LEASE TERMS

The property is available on full repairing and insuring terms.

## RATING ASSESSMENT

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

£8,600

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 B 28.

Full documentation is available upon request.

## RENT

We are seeking a rent of £10,500 p.a on behalf of our client.

## PRICE

We are seeking offers in the region of £90,000 p.a.

## 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.

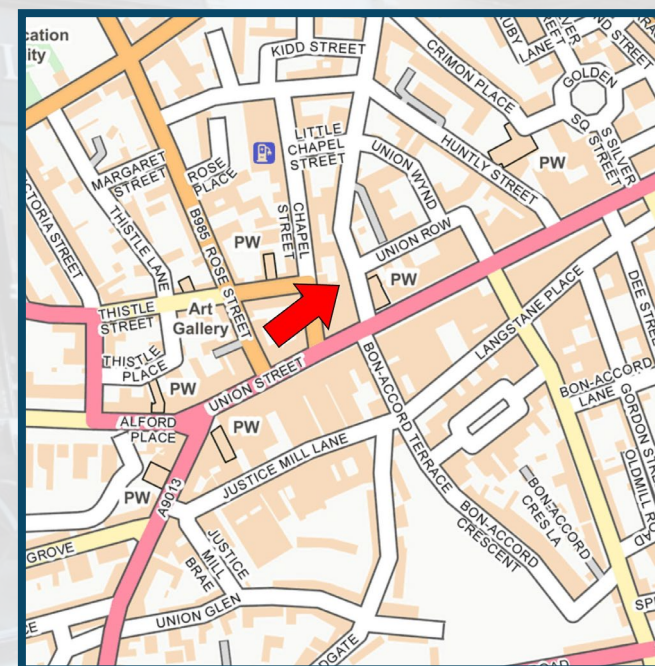
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Ref: ACA1837

Date of Publication: September 2023



## IMPORTANT NOTE

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