

# DM HALL

## For Sale

**Retail — Class 1A**

**218-220 Rosemount  
Place, Aberdeen,  
AB25 2XR**



**125.85 SQM  
(1,355 SQ FT)**

# Property Details

- Located within the popular Rosemount Area
- Prominent corner position
- Suitable for alternative uses (Subject to planning)
- Offers in the region of £220,000

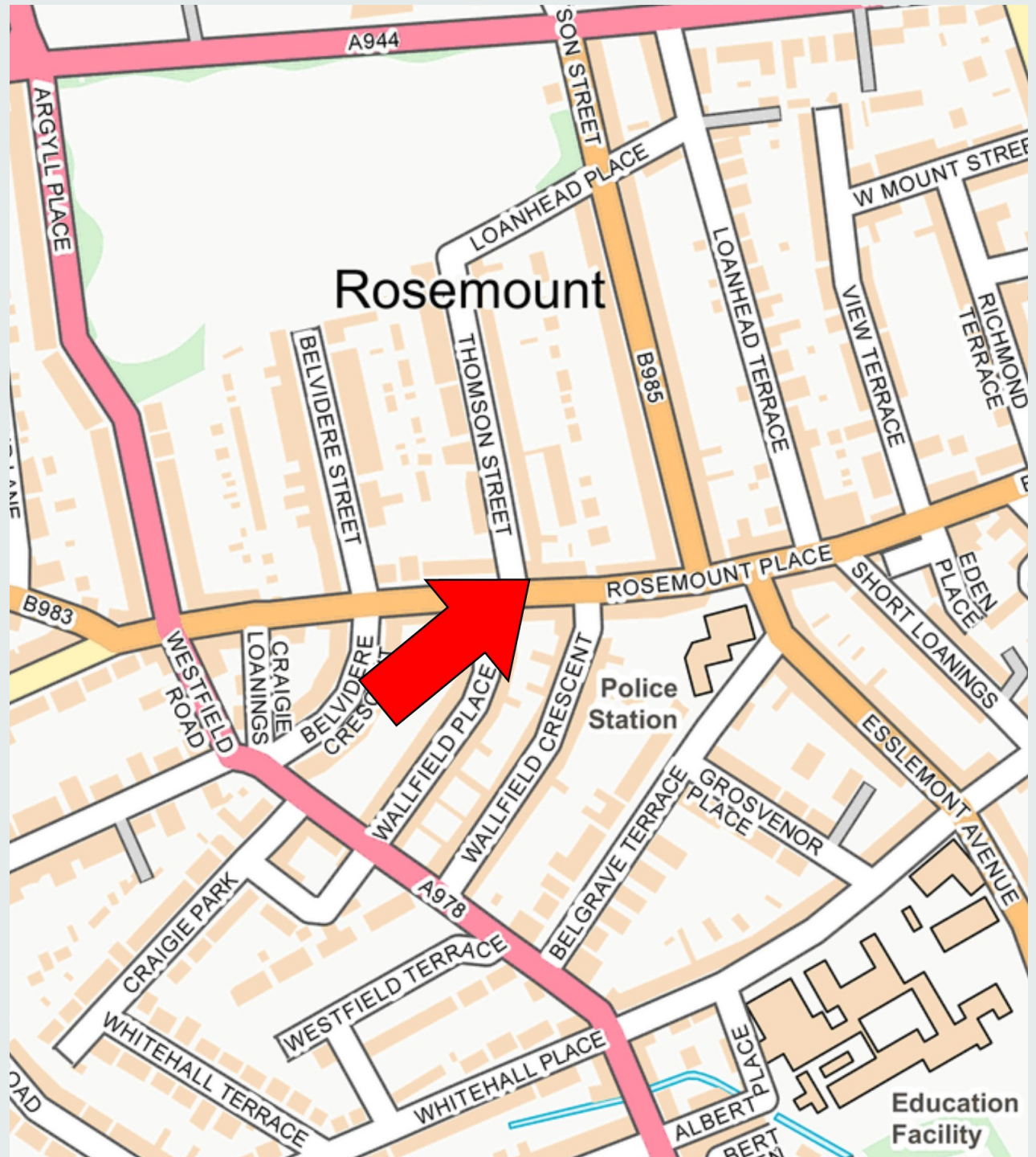
## LOCATION

The property is located within Rosemount, a popular and established district in Aberdeen. More specifically, the property is located in a corner position on Rosemount Place at the junction with Thomson Street.

The surrounding properties are a mixture of both residential and commercial with nearby occupiers including Northwood, TaxAssit, Fearless Coffee and the Rosemount Market.

## DESCRIPTION

The property comprises a ground floor corner retail unit which forms part of a traditional 3-storey and attic tenement building of pointed stone construction, whilst the roof sections over are of a mansard design, clad with slate and incorporate dormer windows. An additional store building is located to the rear of the property which is of brick construction under a mono-pitched slate roof. The upper floors are in residential use and are understood to be in separate ownership.



# Property Details

Internally the premises have been finished to a high standard incorporating an open plan sales area to the front with office space, staff facilities and toilets to the rear.

## ACCOMMODATION

| Demise         | Accommodation           | sq m          | sq ft        |
|----------------|-------------------------|---------------|--------------|
| Ground         | Main retail, office, WC | 104.00        | 1,119        |
| External Store | Storage                 | 21.85         | 235          |
| <b>Total</b>   |                         | <b>125.85</b> | <b>1,355</b> |

## SERVICES

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

## PRICE

Offers in the region of £220,000 are invited for our client's heritable interest in the property.

## RATING ASSESSMENT

The property is currently listed in the valuation roll as having a ratable value of £18,250.

The Uniform Business Rate for the year 2024/2025 is 49.8p on the £. Water and wastewater rates are also payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B [21].

Full documentation will be made available on request.



# Property Details

## VAT

All prices quoted in this schedule are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own costs to include their own legal costs. Any incoming occupier will be responsible for the payment of LBTT and registration dues.

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

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