

# DM HALL

# To Let

## Retail



91 Charleston  
Road North  
Cove  
Aberdeen  
AB12 3SZ

86.93 SQM  
(935 SQ FT)

# Property Details

## LOCATION

The property is located within the suburb of Cove, to the south of Aberdeen city centre. More specifically the property is located on the north side of Charleston Road North, short distance of Wellington Road. The property forms part of a new high street for the wider Charleston Road development, surrounding occupiers include Sainsbury's Local, Sea Salt + Sole and iCandy Hair & Beauty.

## DESCRIPTION

The property comprises a ground floor retail unit within a two storey and attic modern building of timber frame construction, with a harled concrete block outer leaf. Internally the property provides an open plan rectangular layout with associated staff and toilet facilities to the rear.

## ACCOMMODATION

Demise Accommodation		sq m	sq ft
Ground	Shop floor	86.93	935

## SERVICES

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

## RENT

£17,500 per annum

## RATING ASSESSMENT

The property is current listed in the valuation roll as having a ratable value of £10,000.

100% rates relief will be available for qualifying occupiers.

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 D [53]. Full documentation will be made on request.

## VAT

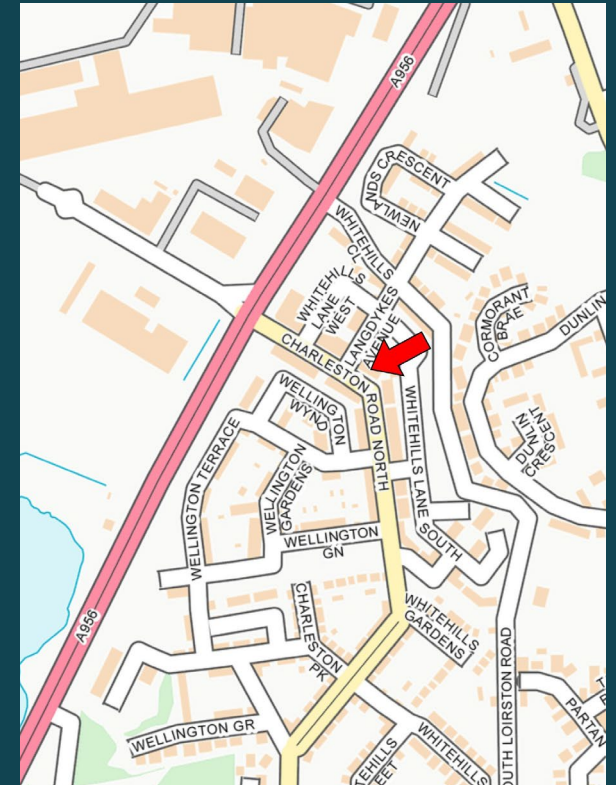
All prices quoted in this schedule are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own costs. Any ingoing tenant will be responsible for their own legal costs.

## ENTRY

Entry is available from December 2024



# Make an enquiry

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