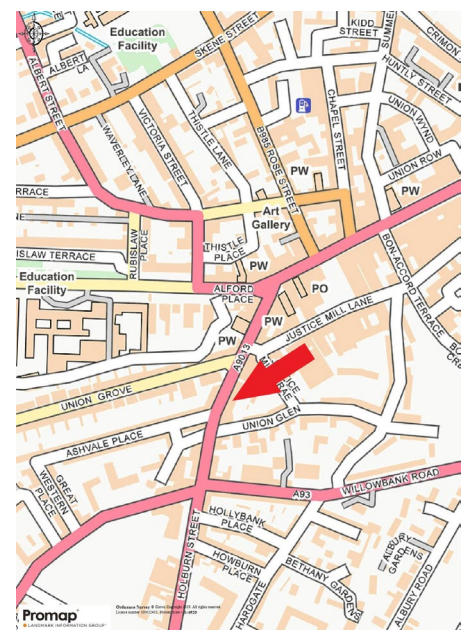




73 Holburn Street, Aberdeen, AB10 6DN

- Prominent retail location
- City Centre location
- Ground floor retail unit
- Immediate entry
- NIA — 94.18 sq.m (1,014 sq.ft) approx.





LOCATION

The subjects are located on the East side of Holburn Street, a prominent retail location within Aberdeen City Centre, between its junctions with Justice Mill Lane and Willowbank Road, directly opposite Ashvale Place. Holburn Street is one of the main arterial routes leading to City Centre. The subjects are conveniently located with the bus terminus, Aberdeen rail station, Union Square and Trinity Shopping Centre all within easy reach.

Within the surrounding area, nearby occupiers include a mix of uses including retail, licensed, offices, residential and hotels, namely Papa Johns, Foundry, Nuffield Fitness and Health Gym, Wood Group and Park Inn by Radisson.

An exact location of the property is highlighted on the plan overleaf.

DESCRIPTION

The subjects comprise a ground floor retail unit within a mid-terraced building of traditional granite block construction under a flat mineral roof.

The retail unit benefits from recessed glazed double entrance doors, with a full width display window fronting Holburn Street, with signage above.

The accommodation comprises of a main retail area, with staff areas to the rear including a kitchenette and W.C. facilities. Internal finishes

include plastered and painted walls, with timber floors covered by laminate flooring throughout. Ceilings are suspended with acoustic tiles, with artificial lighting provided by a mixture of strip fluorescent lighting and LED spotlights. Heating is by way of electric panel heaters.

The window frontage extends to 6.93m approx.

FLOOR AREAS

We calculate the following approximate Net Internal floor areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	SQ. M.	SQ. FT.
Ground Floor	94.18	1,014

RATING

As of April 2023, the premises are proposed to be entered in the Valuation Roll with a Rateable Value of £17,250. The Rate Pounding for 2023/2024 is £0.49.

LEASE TERMS

The subjects are available on the basis of a Full Repairing and Insuring lease on terms to be agreed. Any medium or long term lease will incorporate periodic rent reviews. Short term leases will be considered.

RENT

£13,000 per annum

V.A.T

Please note VAT is not applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of 'G'.

ENTRY

Immediate, upon completion of legal formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS & OFFERS

By prior arrangement with the sole letting agents, to whom all formal offers should be submitted in Scottish legal form.

To arrange a viewing please contact:



Euan Rolland
Graduate Surveyor
euan.rolland@g-s.co.uk
07825 875303

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: December 2019