

**CONSENT** 

RETAIL UNIT WITH CLASS 3 | TO BE REFURBISHED

SUITABLE FOR A VARIETY OF

CAR PARKING AVAILABLE





# TO LET 100-102 Rosemount Viaduct

Aberdeen, AB25 1NX | 79.6 sq.m (857 sq.ft)





#### LOCATION

The premises are located within the popular Rosemount area of Aberdeen situated on the east side of Rosemount Viaduct. Excellent amenities are within close proximity including the newly developed Union Terrace Gardens, His Majesty's Theatre, Aberdeen Art Gallery and the Bon Accord Shopping Centre. Nearby occupiers include a mix of residential and local occupiers including Harris & Fox salon, The Bread Maker, BioCafé and Etiquette Bridal boutique. The location can be seen on the above plan.

#### **DESCRIPTION**

The premises comprise a former lounge over ground floor contained within a four storey attic and basement of traditional granite with a pitched slate clad roof over.

The unit is to undergo refurbishment which, on completion, will include an open plan sales area and WC. Internally it will be finished to a "white box" standard including painted plasterboard walls, bare floors allowing for a tenant's fit out with LED lighting throughout. Heating will be via electric wall mounted heaters.

There is potential access to private car parking and basement storage.

## USE

The property has recently been granted a Class 3 consent but would suit a number of occupiers, subject to obtaining a change of use.

#### **RENT**

We are seeking offers in the region of £20,000 pa exclusive of VAT.

#### **VIEWING & OFFERS**

All offers should be submitted in writing to the sole agent.

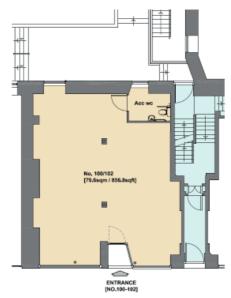
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# 100-102 ROSEMOUNT VIADUCT

ABERDEEN, AB25 1NX



Proposed Ground Floor Layout 100-102 Rosemount Viaduct

100-102 Rosemount Viaduct		
RATEABLE VALUE	The property will require to be reassessed.	
RATES DETAIL	Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at <a href="https://www.saa.gov.uk">www.saa.gov.uk</a>	
LEASE TERMS	The premises will be available on full repairing and insuring terms for a duration to be agreed.	
EPC	An EPC will be undertaken following completion of refurbishment works.	
VAT	The property is not elected for VAT.	
LEGAL COSTS	Each party will be responsible for their own legal costs incurred. The ingoing tenant will be responsible for any transactional property tax and registration dues applicable.	
ENTRY	On conclusion of legal missives.	
FLOOR AREA	The floor area has been provided by way of architects plans and is as follows:-	
Total	79.6 sq.m	857 sq.ft

### **RICHARD NOBLE**

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