



HIGH PROFILE RETAIL UNIT OCCUPYING PROMINENT CORNER LOCATION  
ABERDEEN CITY CENTRE



**FG Burnett**



FOR SALE

**110 Holburn Street**

Aberdeen, AB10 6LQ | 218.88 sq.m (2,356 sq.ft)

To request a viewing call us on 01224 572661

**FGBURNETT.CO.UK**



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## HIGH PROFILE RETAIL UNIT OCCUPYING PROMINENT CORNER LOCATION ABERDEEN CITY CENTRE

### LOCATION

The subjects are located within Aberdeen City Centre, prominently positioned at the corner of Holburn Street and Great Western Road. Holburn Street leads to Union Street, the City's traditional main commercial thoroughfare. Great Western Road is one of the main routes West from Aberdeen City Centre, forming part of the A93.

Occupiers in the vicinity include Sainsbury's, Country Ways, Gillies of Broughty Ferry, William Hill and many local, independent traders. A number of modern office buildings are within walking distance, largely occupied by Energy Sector companies.

### DESCRIPTION

The subjects comprise the ground and basement floors of a two storey plus attic and basement building of granite construction. The upper floors are in residential use.

The unit has an excellent frontage to Holburn Street and return frontage to Great Western Road. The ground floor provides sales accommodation. There may be scope for improved use of the basement given it has two fire escapes in addition to the fixed stair from ground floor.

### PRICE

Offers over £180,000 are sought for the benefit of our clients interest.

### VAT

Any price quoted is exclusive of VAT which will be applicable.

### TENURE

Heritable

### FLOOR AREA

The approximate net internal floor areas for the subjects are detailed below.

Ground Floor	118.64 sq.m	1,277 sq.ft
Basement	100.24 sq.m	1,079 sq.ft
<b>Total</b>	<b>218.88 sq.m</b>	<b>2,356 sq.ft</b>



### RATEABLE VALUE

The subjects will require to be assessed separately as they currently form part of a larger assessment.

### EPC RATING

A copy of the EPC certificate is available to interested parties.

### CLOSING DATE

Our clients may or may not decide to set a closing date for the receipt of formal offers. Interested parties seeking to be advised of any closing date set should note their interest in writing via their solicitors.

### ANTI-MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identify checks, to satisfy AML requirements when Heads of Terms are agreed.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any LBTT and registration dues applicable.

### ENTRY

By agreement and upon conclusion of legalities.

### VIEWING & OFFERS

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

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