



GROUND FLOOR RETAIL UNIT

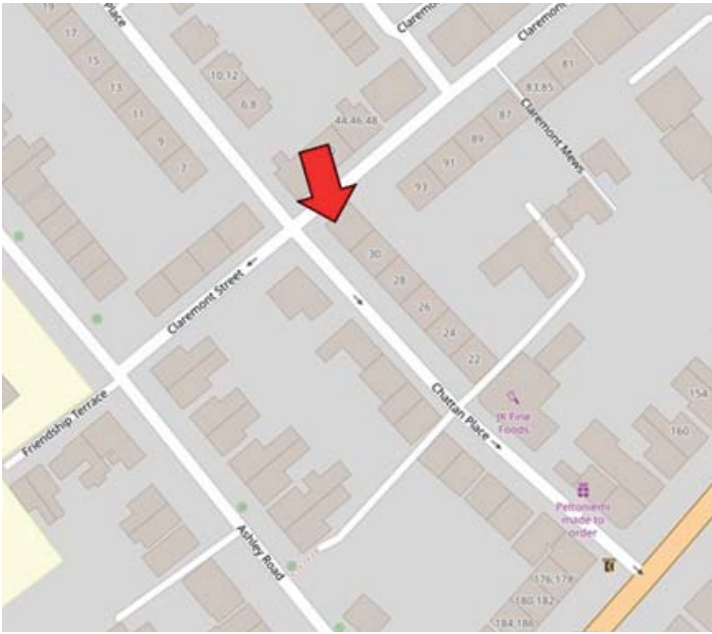


FOR SALE
97 Clarendon Street

Aberdeen, AB10 6QR | 96.93 sq.m (1,043 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The property is located on the south side of Claremont Street with a return frontage to Chattan Place. Claremont Street is located a short distance from the sought after West End office district with Great Western Road located immediately to the south.

The area is predominately residential however, there is a mix of local occupiers close by including Studio 54 Salon, Chattan Butchers, and Long Dog Café and Boutique.

DESCRIPTION

The property comprises a three-storey traditional end-terrace building of granite block construction with a pitched and slated roof.

Internally, the accommodation is over a split-level comprising of an open plan sales area with five further treatment rooms. A high level of natural daylight is provided by large double glazed timber framed windows.

FLOOR AREA

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approx. net internal areas calculated:-

| | | |
|--------------|------------|-------------|
| Ground Floor | 96.93 sq.m | 1,043 sq.ft |
|--------------|------------|-------------|

PRICE

Offers in the region of £125,000 exc. VAT are sought.

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' identity checks to satisfy AML requirements when Heads of Terms are agreed.

RATEABLE VALUE

The Rateable Value effective from 1st April 2023 is £11,000.

RATES DETAIL

Any ongoing 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 www.saa.gov.uk

EPC

Copy available on request.

VAT

The price is quoted exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ongoing occupier will be responsible for any LBTT and Registration Dues applicable.

VIEWING & OFFERS

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

LISA COWIE

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