



WELL PRESENTED CITY CENTRE RETAIL UNIT WITH EXCLUSIVE GARDEN
AREA TO THE REAR



FOR SALE

165 King Street

Aberdeen, AB24 5AE | 118.66 sq.m (1,278 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



WELL PRESENTED CITY CENTRE RETAIL UNIT WITH EXCLUSIVE GARDEN AREA TO THE REAR

LOCATION

The subjects are located within Aberdeen City Centre in a mixed use residential/commercial area. The property is positioned on King Street, close to its junction with West North Street and the A956, which forms a main thoroughfare to Aberdeen Beach and Aberdeen Harbour. King Street forms an arterial route for traffic towards the North of the city and the University of Aberdeen.

DESCRIPTION

The subjects form part of a two-storey, basement and attic mid-terraced building of granite construction.

The property comprises the ground and lower ground/garden level of the building. The subjects have an attractive timber shopfront with central door. Internally, the ground floor provides sales area, which benefits from an abundance of natural light. A stone stair gives access to the lower level which provides further sales/display areas together with access to an attractive exclusive garden.

FLOOR AREA

The subjects have been measured on a net internal area in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor	59.33 sq.m	639 sq.ft
Lower Ground Floor	59.33 sq.m	639 sq.ft
Total	118.66 sq.m	1,278 sq.ft

PLANNING

In terms of the 2023 Aberdeen Local Development Plan, the property is located in an area zoned as a Neighbourhood Centre (VC8). Furthermore, the property is Category C Listed and lies within a conservation area. Interested parties should make their own enquiries to the Planning Department at Aberdeen City Council.

PRICE

Our client is seeking offers over £100,000 exclusive of VAT for their heritable interest.

VAT

All prices quoted are exclusive of VAT, which may be applicable.

TENURE

Heritable

RATEABLE VALUE

The subjects have a Rateable Value of £10,000 effective from 1st April 2023.

RATES DETAIL

Any purchaser will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority at www.saa.gov.uk

EPC RATING

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

ANTI-MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both 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.

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.

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ENTRY

By agreement and upon conclusion of legalities.



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VIEWING & OFFERS

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



RICHARD NOBLE

t. 01224 597528

e. richard.noble@fgburnett.co.uk

LISA COWIE

t. 01224 597536

e. lisa.cowie@fgburnett.co.uk

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