

PETER CHARLTON
& Company

CHARTERED • SURVEYORS

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SHOP TO LET

73 HOLBURN STREET ABERDEEN



Location

The property occupies a good trading position in a busy shopping pitch on the east side of Holburn Street, located just a short distance from Union Street, Aberdeen's principal commercial thoroughfare.

Description

The property comprises a retail shop unit occupying part of the ground floor of a substantial building of granite and slate construction. The unit benefits from a modern shop front with recessed glazed double door access. Internally the unit has a carpeted floor, acoustic tiled ceiling with inset anti-glare fluorescent light panels and electric panel heaters. To the rear of the sales area there is an office area, store, toilet and kitchenette.



J. Peter Charlton FRICS IRRV ACI Arb

Chartered Surveyor

Commercial Property Sales, Lettings, Acquisitions, Valuations Rating and Management. Property Development and Investment Consultants

Accommodation

The following accommodation is provided, measured on a net internal basis:

Retail Sales Area, office, store Kitchenette, WC	102.7 m ²	(1,106 ft ²)
Net Frontage	6.62 m	(21ft 9ins)

Rating Assessment

Rateable Value - £16,500

The Uniform Business Rate for the year 2008/2009 is 45.8p in the £. Water and waste water charges are also payable.

Lease Terms

The property is available on a new Full Repairing and Insuring Lease for a period to be agreed, incorporating regular upward only rent reviews.

Rental

£20,000 per annum, exclusive of VAT.

V.A.T.

The rent quoted is exclusive of Value Added Tax.

Entry

By arrangement.

Legal Costs

The ingoing tenant will bear the landlord's reasonable legal expenses in the normal manner and will also be responsible for registration dues.

Offers & Viewings

All offers should be submitted in writing to our clients' local joint agents, who will also make arrangements to view:

D M Hall 259 Union Street Aberdeen AB11 6BR
01224 594172 www.dmhall.co.uk

These particulars are produced in good faith and for guidance purposes only. They do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. All dimensions and areas are approximate. All prices are exclusive of VAT.