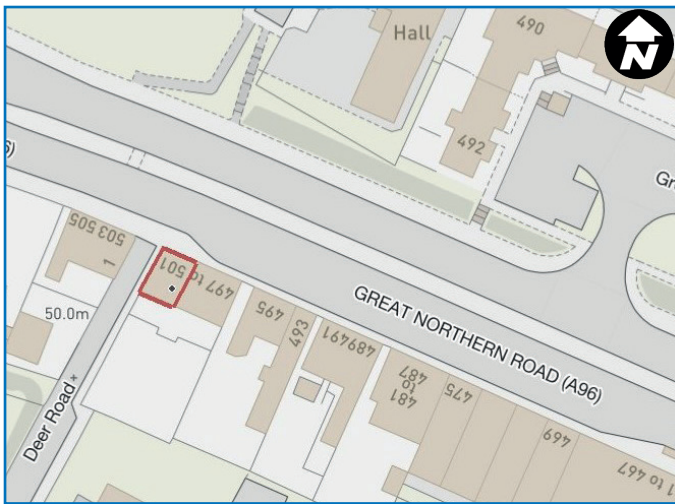


To Let

Retail Unit
501 Great Northern Road
Aberdeen
AB24 2EE



- Net Internal Area 15.77 m² (170 ft²)
- Popular Residential Area
- Rent £2450 per annum



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LOCATION

Aberdeen is Scotland's third largest city and is the business, retail, administrative and healthcare centre for the North East of Scotland. Great Northern Road is one of Aberdeen's main arterial roads to the city and surrounding areas, boasting excellent transport facilities both north and south of the city; accommodating a great range of local amenities and is within short walking distance to Berryden Retail Park.

DESCRIPTION

The subjects comprise a ground floor retail unit of a traditionally constructed building which has most recently been let as a Hairdressers. Internally the accommodation comprises a main shop area and WC.

ACCOMMODATION

We have calculated the net internal floor area in accordance with the RICS Code of Measuring Practice.

Net Internal Area	Sq. m.	Sq ft
15.77		170

RATEABLE VALUE

The Valuation Roll shows a rateable value for the property of £2,700 with effect from 1st April 2017 www.saa.gov.uk. The Small Business Bonus Scheme may be available to qualifying tenants.

SERVICES

The property is serviced with mains electricity, telephone and water with drainage to the public sewer. However, interested parties should satisfy themselves regarding the capacity of the services.

EPC

A copy of the Energy Performance Certificate is available on request.

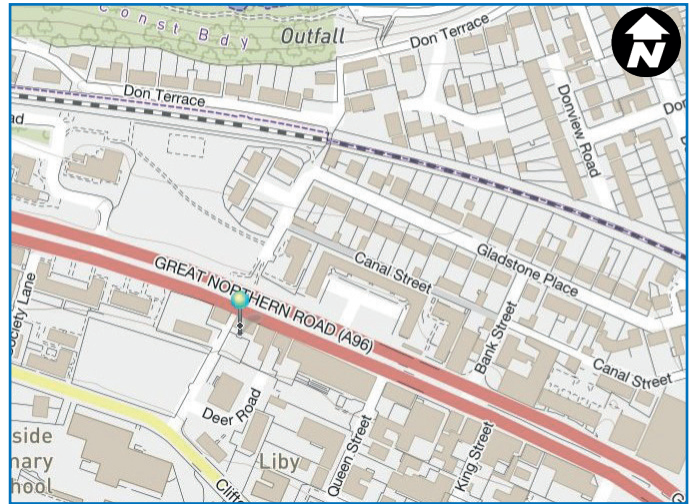
PLANNING

The subjects are considered suitable for Class I and II use. Other uses may be considered, subject to planning approval and all other permissions/consents being obtained.

TERMS AND CONDITIONS:

Whilst every care has been taken in preparing these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- No person in the employment of Aberdeen City Council has authority to make or give any representation or warranty whatsoever in relation to this property.



LEASE TERMS

The premises are available on a Full Repairing & Insuring terms for a period to be agreed with any medium to long term lease being subject to upward only rent reviews.

RENT

£2,450 per annum.

VAT

Unless otherwise stated, all rents quoted should be assumed to be exclusive of VAT. Any prospective lessee must satisfy themselves as to the occurrence of VAT in respect of any transaction.

LEGAL COSTS

In the usual manner, the ingoing tenant will pay the landlord's reasonably incurred legal expenses, as well as any applicable LBTT and registration dues.

ENTRY

On conclusion of Missives.

VIEWING

To view the property or for further information please do not hesitate to contact:

CASE OFFICER

E-mail: SChurch@aberdeencity.gov.uk

Direct Line: 01224 523209

AUGUST 2021



- The offer should take the form of an offer in Scottish Legal Form and be submitted in accordance with instructions to the Property Estates Manager. Offers submitted otherwise than in accordance with this requirement will not be considered. The Council is not obliged to accept the highest or any offer.
- Follow the links to find out how Aberdeen City Council use your information: [Your data: general commercial property enquiries](#) and [Your data: specific commercial property enquiries](#).
- Corporate Landlord, Resources, Aberdeen City Council, Business Hub 10, Second Floor South, Marischal College, Broad Street, Aberdeen AB10 1AB Tel 01224 523064 Minicom 01224 522381 DX 529451, Aberdeen 9 www.aberdeencity.gov.uk