

# TO LET

## RETAIL UNIT

**12 SOUTH MOUNT STREET,  
ABERDEEN, AB25 2TB**



**SHEPHERD**  
Commercial



- **PROMINENT CITY CENTRE LOCATION**
- **RENTAL OF £8,000 PER ANNUM**
- **IN CLOSE PROXIMITY TO ROSEMOUNT PLACE**
- **NIA: 70.45 M<sup>2</sup> (758 FT<sup>2</sup>)**

### **LOCATION:**

The subjects are located on the east side of South Mount Street at its junction with Kintore Place within the Rosemount area of Aberdeen, a short distance south of the popular Rosemount Place. In addition, the subjects are in relatively close proximity to Aberdeen city centre. The surrounding occupiers are predominantly residential in nature although there are a small number of similar commercial units within the immediate vicinity.

There is no specific car parking pertaining to the property, however the surrounding area offers a good level of pay and display on-street car parking.

The Ordnance Survey extract overleaf is for identification purposes only.

### **DESCRIPTION:**

The subject property comprises an end terraced ground floor and basement retail unit. The property consists of a traditional granite construction with a timber pitched and slated roof over. The subject property benefits from a timber and glazed display frontage and a recessed timber doorway to the front.

The accommodation is split to form retailing space on the ground floor which incorporates staff facilities to the rear of the subjects whilst a fixed timber stairwell leads to the basement which serves as a functional storage area.

Internally, at ground floor level the floor consists of a suspended timber design with vinyl covering and the majority of the walls are lined with timber panels. Lighting is afforded by the main retail frontages to whilst artificial is present throughout via fluorescent light fittings. At basement level, the floor consists of a solid concrete floor whilst the walls and ceiling are lined with timber panels incorporating a painted finish.

### **VIEWING & FURTHER INFORMATION**

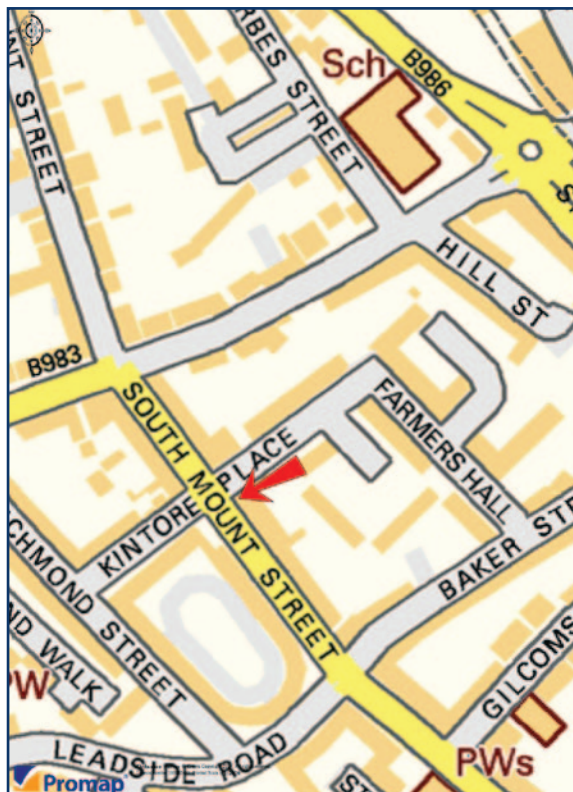
By arrangement with letting agents:

**J & E Shepherd**  
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35 Queens Road  
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**TERMS:**

Our client is seeking to assign their leasehold interest in the property. The property is currently held on a Full Repairing and Insuring lease, expiring August 2024 and the current passing rental is £8,000 per annum. Further details are available upon request.

**VAT:**

All prices, premiums, etc., are quoted exclusive of VAT at the prevailing rate.

**ENERGY PERFORMANCE CERTIFICATE:**

The subjects have a current Energy Performance Rating of " TBC ".

Further information and a recommendation report is available to seriously interested parties on request.

**VIEWING:**

For further information or viewing arrangements please contact the sole agents:-

**ACCOMMODATION:**

The subjects provide the following accommodation:-

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	40.56	437
Basement	29.89	322
<b>Total</b>	<b>70.45</b>	<b>758</b>

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

**SERVICES:**

The subjects benefit from mains supplies of water and electricity. Drainage is assumed to be from the main public sewer.

**RATEABLE VALUE:**

The subjects are currently entered into the Valuation Roll at a Rateable Value of £5,200. We would point out that any incoming occupier would have the opportunity to appeal this Rateable Value.



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