

Ryden

TO LET/ FOR SALE

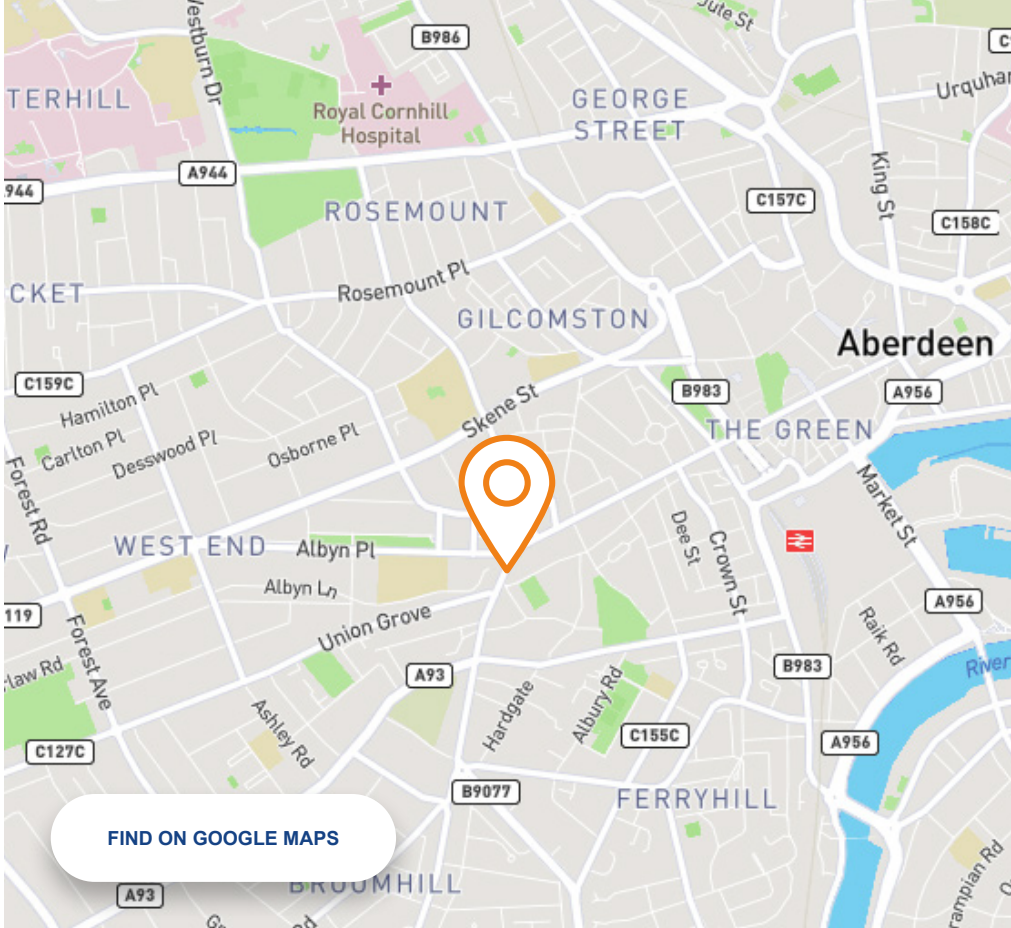
PROMINENT RETAIL UNIT
106.64 SQ M (1,148 SQ FT)



27 HOLBURN
STREET
ABERDEEN
AB10 6BS

PROMINENT RETAIL UNIT
BENEFITS FROM
CLASS 1&2 CONSENT
GLAZED FRONTAGE &
OPEN PLAN SALES AREA

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LOCATION

The subjects are located on the East side of Holburn Street, a prominent retail location within Aberdeen City Centre approximately 100 yards from its junction with Union Street, Aberdeen's principal commercial thoroughfare. Holburn Street is one of the main arterial routes leading to the City Centre. Aberdeen rail station & Union Square shopping centre are within easy reach. Within the surrounding area, nearby occupiers include a mix of commercial & residential, including Papa Johns, Foundry, Nuffield Fitness and Health Gym, Tesco Express & Park Inn by Radisson.

DESCRIPTION

The property comprises a ground floor retail unit with basement contained within a three storey mid-terraced tenement.

The subjects are granite construction under a mansard slate roof. The frontage is of timber construction with a single recessed entrance door.

Internally, the property benefits from a large open plan room at the front with a smaller room at the rear currently used as a kitchen. The basement is made up of 3 smaller rooms currently used as private offices.

Internal finishes include plastered and painted walls, timber floors covered by laminate throughout. Artificial lighting is provided by strip fluorescent lighting. Heating is by way of electric panel heaters.

The subject also benefits from rear access to Justice Mill Lane & small garden area

LEASE TERMS

Our client is looking to lease the property on full repairing and insuring terms. The property is also available to purchase.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following net internal floor areas derived:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	70.32	757
BASEMENT	36.32	391
TOTAL	106.64	1,148

EPC

The property has an EPC Rating of TBC.

A copy of the EPC and the Recommendation Report can be provided upon request.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll with a Rateable Value of £14,750 effective from 1 April 2023.

RENT / PRICE

Upon application.

LEGAL COSTS

In the normal manner, the tenant will be responsible for the landlord's reasonable legal expenses, including SDLT and registration dues, if applicable.

VAT

VAT may be payable on all monies due under the lease.

ENTRY

Immediate upon the conclusion of legal missives.

**LOCATED WITHIN
A PROMINENT
RETAIL LOCATION
WITHIN
ABERDEEN
CITY CENTRE**





GET IN TOUCH

To arrange a viewing or for further information, please contact:

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Ryden

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **September 2024**



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