

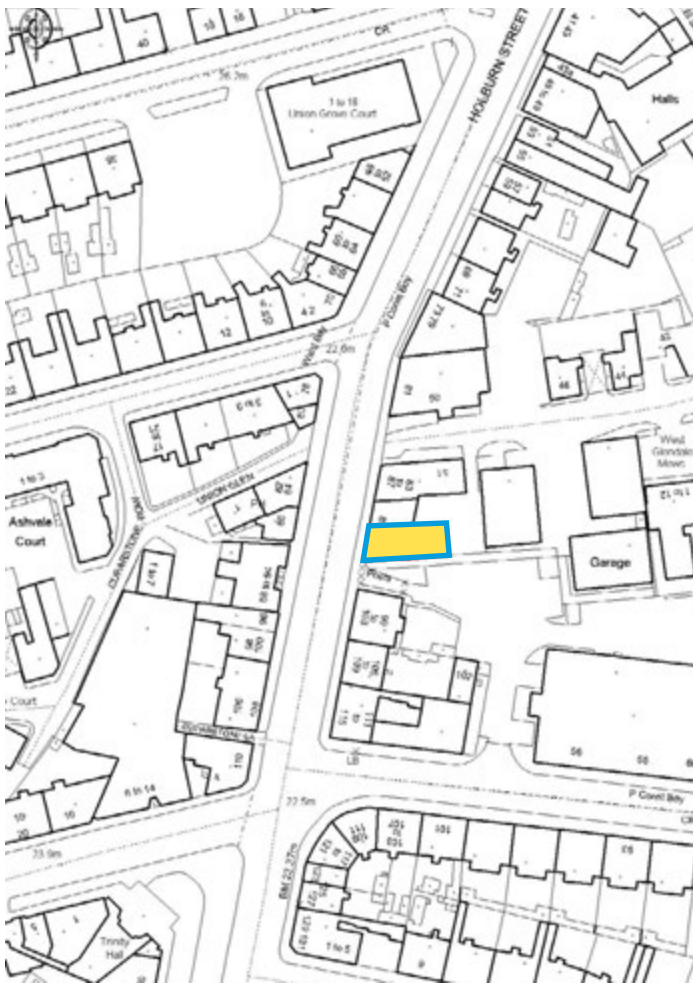
ON THE INSTRUCTIONS OF CJ LANG & SON LTD

RETAIL UNIT

TO LET / FOR SALE



93 HOLBURN STREET
ABERDEEN
AB10 6BQ



LOCATION

The premises are located on the eastern side of Holburn Street close to it's junction with Great Western Road and Willowbank Road and only a short distance from the west end of Union Street, Aberdeen's principal commercial thoroughfare. Neighbouring occupiers include William Hill, Cheque Centre, Pizza Hut, Salon Services, Ceramic Tile Distributors etc.

DESCRIPTION/ACCOMMODATION

The subjects comprise a ground floor and basement retail unit forming part of a four storey building of traditional granite construction. The premises provide the following approximate areas:-

Ground Floor Sales including Store & Office	122.20sqm	1,315sqft
Basement Store, Staffroom & Toilets	53.50sqm	576sqft
TOTAL	175.70sqm	1,891sqft

Note: The subjects previously traded as a convenience store and still benefit from a current Premises Licence for Off-Sales.

RENT/PRICE

The subjects are available on the basis of a new full repairing & insuring lease for a negotiable term. Rental offers are invited.

Alternatively our clients will consider a sale of their heritable interest. Offers are invited. Price on application.

RATES

We understand the subjects are currently entered in the Valuation Roll as follows:-

Rateable Value - £20,000 [01/04/10]

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – G [Copy available on request]

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any SDLT, Registration Dues and VAT applicable.

ENQUIRIES

Viewing and further information can be obtained by contacting the sole agent:



Contact: Jack Campbell

Email: jack@jhcampbell.net

Mobile: 07801 852225

Date of publication: July 2014

MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

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