






FOR SALE / TO LET

**45 VICTORIA ROAD, TORRY,
ABERDEEN, AB11 9LS**

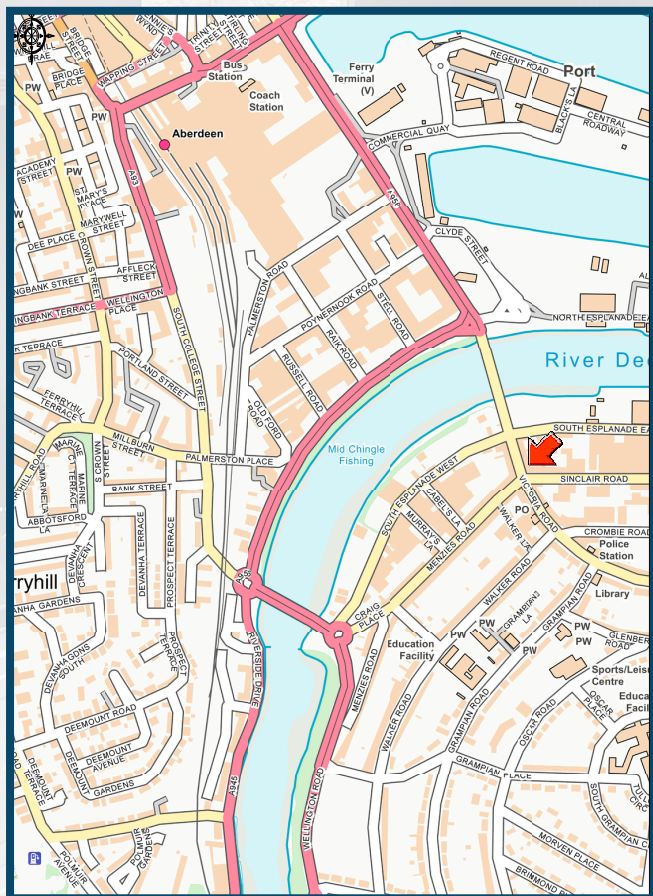
-  Offers over: £45,000
-  Rent: £5,000 per annum
-  NIA: 34.70 sq m (374 sq ft)
-  Eligible for 100% Business Rates Relief

LOCATION

The subjects are located on the east side of Victoria Road, between its junctions with South Esplanade East and Menzies Road within the Torry area of Aberdeen, which lies approximately 1 mile to the south of the city centre.

Nearby occupiers include Big Noise Torry, Grampian Bar, The Cave Barber Shop and Mark 1 Signs.

The exact location can be seen on the undernoted plan:



DESCRIPTION

The property comprises a traditional ground floor shop, contained within a four storey mid-terraced, tenement building. Internally, the property is currently fitted out as a retail unit, with a front sales area and storage facilities to the rear. Externally WC facilities can be found.

ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas, measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor
Front Sales area & storage

Total 34.07 sq m (347 sq ft)

SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

PROPOSAL

The property is available to let on terms to be agreed. Alternatively, our client will consider the sale of the property.

The property is available on full repairing and insuring terms.

RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of:

£4,200 per annum

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

Occupiers will benefit from business rates relief which is available through the Small Business Bonus Scheme, subject to the occupier satisfying certain criteria.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

RENT

We are seeking a rent of £5,000 per annum on behalf of our client.

PRICE

We are seeking offers in the region of £45,000

VAT

All prices quoted in this schedule are exclusive of VAT.

ENTRY

On conclusion of missives

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant/occupier will be responsible for the payment of LBTT and registration dues.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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