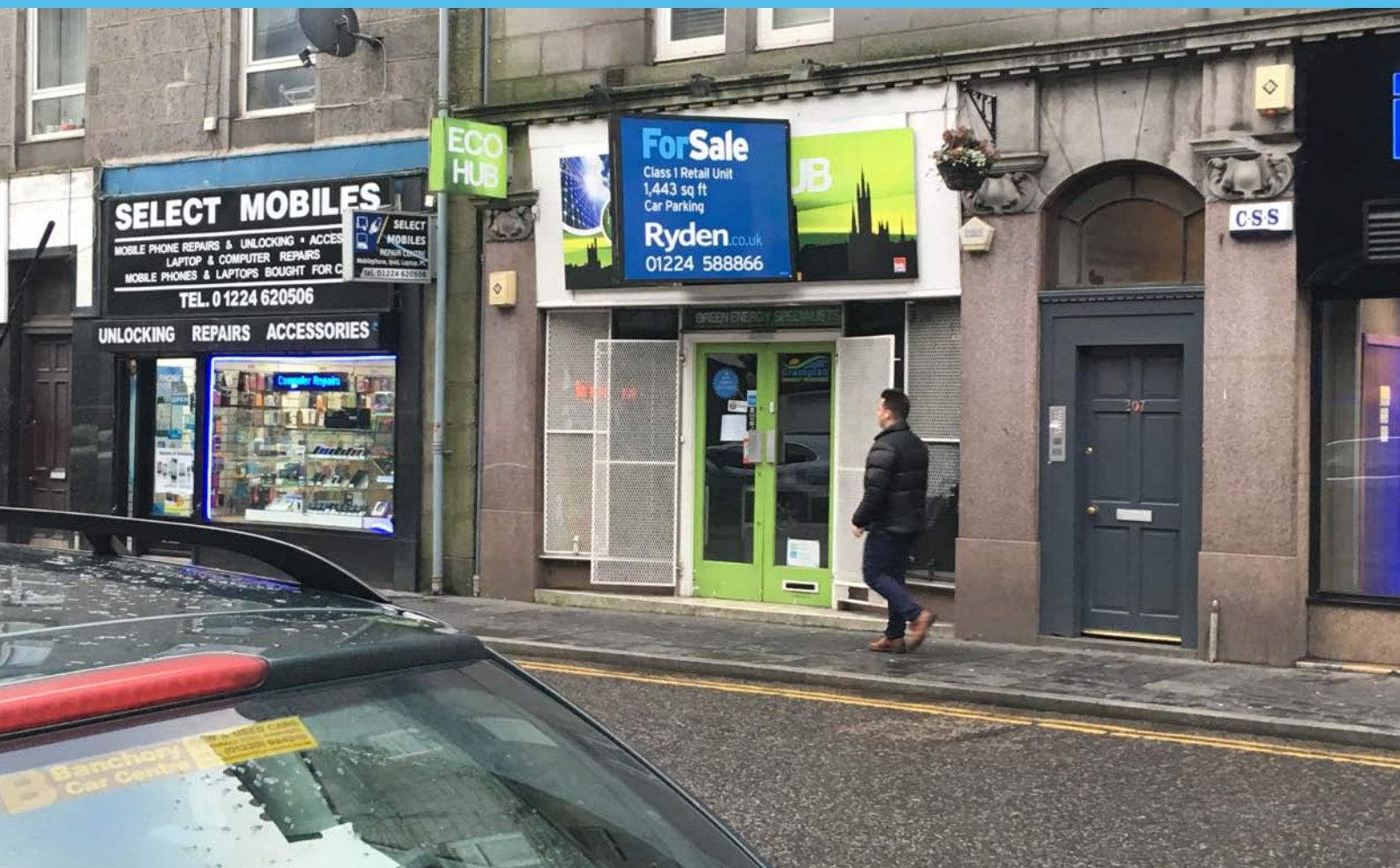


Ryden.co.uk

01224 588866

25 Albyn Place, ABERDEEN AB10 1YL
Tel: 01224 588866

FOR SALE PROMINENT CITY CENTRE RETAIL UNIT



205 GEORGE STREET
ABERDEEN
AB25 1HY

To arrange a viewing or for further information, please contact the sole selling agent:

Floor space:
133.99 sq m (1,443 sq ft)

Contact:
Andrew Smith
Daniel Stalker

Telephone:
01224 58886

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daniel.stalker@ryden.co.uk

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0141 204 3838

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Leeds
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Location:

The subjects are located on the south side of George Street, a short distance from the City's Bon Accord Shopping Centre and John Lewis Department Store.

The surrounding area generally comprises of a variety of traditional tenement buildings, the ground floors of which comprise small retail units. A variety of local and national traders can be found nearby, including Britannia Building Society, Baguette Express, Ladbroke's, Sue Ryder Care and Greggs.

The exact location of the premises can be shown on the street plan above.

Description:

The subjects comprise a ground floor retail unit, which forms part of a mid-terraced traditional tenement building of granite construction under a slate roof. The upper floors are currently in residential use.

The subjects benefit from a large traditional timber framed frontage with central recessed double entrance doors. The subjects also benefit from a rear fire escape which leads to a communal parking area where rear loading may be accessed.

Internally, the subjects benefit from open plan ground floor sales area with plasterboard lined walls and fixed slat walling. The ceiling comprises a suspended ceiling grid with Category 2 lighting throughout. The subjects also benefit from a small toilet accessed from the communal stairwell to the rear of the property.

Accommodation:

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

Ground Floor Sales	133.99 sq m	(1,443 sq ft)
Gross Frontage	5.31 m	(17'5")
Net Frontage	4.10 m	(13'6")

Rateable Value:

The subjects are currently entered in the Valuation Roll with a Rateable Value of £24,400 effective from 1 April 2017.

Price:

Offers in excess of £150,000 are invited.

VAT:

Unless otherwise stated all prices quoted are exclusive of VAT. Any prospective purchaser must satisfy themselves as to the incidence of VAT.

Entry:

The subjects are available for immediate entry.

Legal Costs:

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

Viewing:

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

Ryden LLP
25 Albyn Place
Aberdeen
AB10 1YL

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daniel.stalker@ryden.co.uk

February 2018