

**TO LET / FOR SALE
PROMINENT CORNER RETAIL UNIT**

**120 ROSEMOUNT VIADUCT
ABERDEEN
AB25 1NX**



LOCATION

Aberdeen is Scotland's third largest city with a population of circa 215,000 persons, and a catchment in excess of 500,000 persons.

The property occupies a prominent position at the corner of Rosemount Viaduct and Baker Street within the popular Rosemount area of Aberdeen. The unit is in close proximity to the newly developed Union Terrace Gardens, and nearby occupiers include a good mix of multiple and local traders.

DESCRIPTION

The property comprises the ground and basement within a granite sandstone tenement building.

ACCOMMODATION

From our measured inspection we would confirm the property extends to the following areas and dimensions:

Gross Frontage:	25' 6"	(7.77 m)
Net Frontage:	20' 6"	(6.24 m)
Splay:	4' 3"	(1.29 m)
Baker Street GF:	33' 4"	(10.15 m)
Baker Street NF:	28' 0"	(8.53 m)
Ground Floor:	712 ft ²	(66.14 m ²)
Basement:	640 ft ²	(59.45 m ²)

LEASE TERMS

Our clients are looking to sell the property but would give consideration to a long term lease incorporating regular upward only rent reviews. Offers in excess of £165,000 and £17,000 per annum respectively are sought.

RATES

The property is entered in the Valuation Roll as follows:

Description:	Shop
Rateable Value ('23/'24):	£15,000

ENERGY PERFORMANCE CERTIFICATE

The subjects have a rating of 'E'. A copy of the EPC is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred, with the ingoing party responsible for LBTT together with any costs incurred by the Landlord.

VAT

All terms are quoted net of VAT where applicable.

MONEY LAUNDERING REGULATIONS

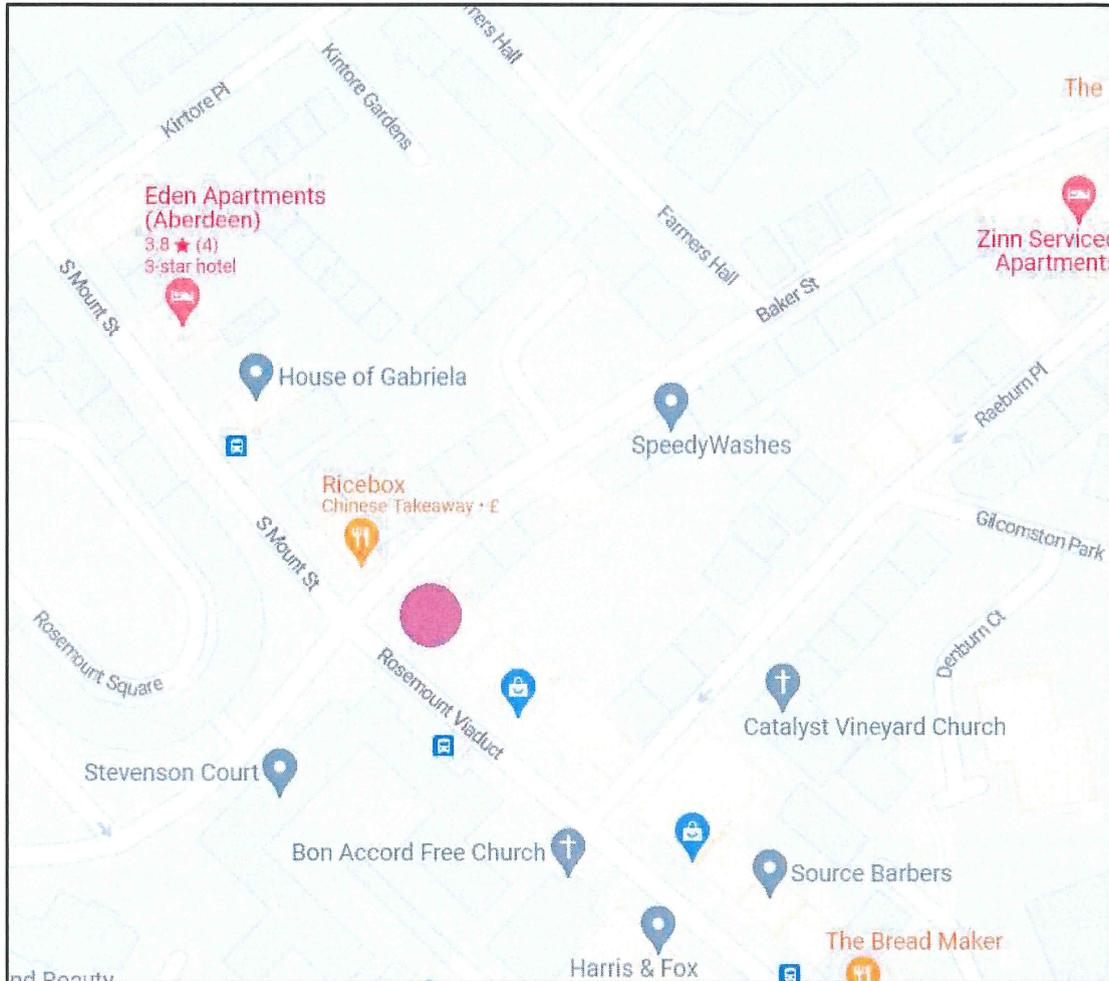
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

VIEWING/FURTHER INFORMATION

Strictly by appointment through the sole agents:
Whitelaw Baikie Figes

Contact: Gavin Anderson
Tel: 0141 221 6161
Email: gavin@wbf.co.uk

LOCATION PLAN



Details Published 14th March 2023

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change without our control.

Whitelaw Baikie Figgis for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees 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 and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figgis has any authority to give any representation or warranty whatsoever in relation to this property.
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.