

RETAIL FOR SALE



387A North Deeside Road, Cults



387A North Deeside Road, Cults, Aberdeen, AB15 9SZ
89.64 SQ M (965 SQ FT)



COSTA



Sainsbury's

LOCATION

The property forms part of an established retail parade on the south side of North Deeside Road with the main shopping pitch of Cults, an affluent suburb lying some 3 miles south-west of Aberdeen City Centre.

Surrounding occupiers include Tesco Express, Sainsburys, Mackinnons Solititors, Subway, Costs and Dominos.

South Avenue

North Deeside Road



DESCRIPTION

The subjects comprise glazed fronted retail unit occupying the ground floor and basement of a substantial granite and slate tenement building.

Internally, the property provides a front retail area, two private rooms and wc at ground floor level and staff welfare facilities, storage and single private room at basement level.

The property benefits from a private car park for 3 vehicles which is accessed via South Avenue.

ACCOMODATION

The premises extend to the following approximate net internal floor areas:

	Sq M	Sq Ft
Ground Floor	49.24	530
Basement	40.40	435
TOTAL	89.64	965

PRICE

£200,000, exclusive of VAT.

RATEABLE VALUE

The subjects currently form part of a larger entity and require to be re-assessed following occupation.

An occupier may qualify for Non-Domestic (Business) Rates Small Business Bonus Scheme which would give up to 100% exemption on business rates.



ENERGY PERFORMANCE CERTIFICATE

Further information is available upon request.

VAT

All figures quoted are exclusive of VAT.

ENTRY

Immediately available.

LEGAL COSTS

Each party will be responsible for their own legal costs. The tenant will be liable for any LBTT and Registration Dues in the normal manner

VIEWING & FURTHER INFORMATION



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