

RETAIL TO LET

161 North Deeside Road

 **HUTCHEON
MEARNS**
REAL ESTATE



161 North Deeside Road, Peterculter, AB14 0RR
42.51 SQ M (458 SQ FT)

THE OPPORTUNITY

Situated in the heart of Peterculter on the prominent North Deeside Road, this well-presented retail unit offers an excellent opportunity for a range of businesses seeking high visibility and footfall. The property benefits from a large glazed frontage, ideal for display and brand exposure, and is positioned within a busy commercial area surrounded by local shops, cafes, and services.

The interior offers a bright and flexible open-plan layout, with scope for a variety of retail or service-based uses.

ACCOMODATION

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

	Sq M	Sq Ft
Ground Floor	42.51	458

RENTAL

£10,000 per annum, exclusive of VAT.

RATEABLE VALUE

£8,200

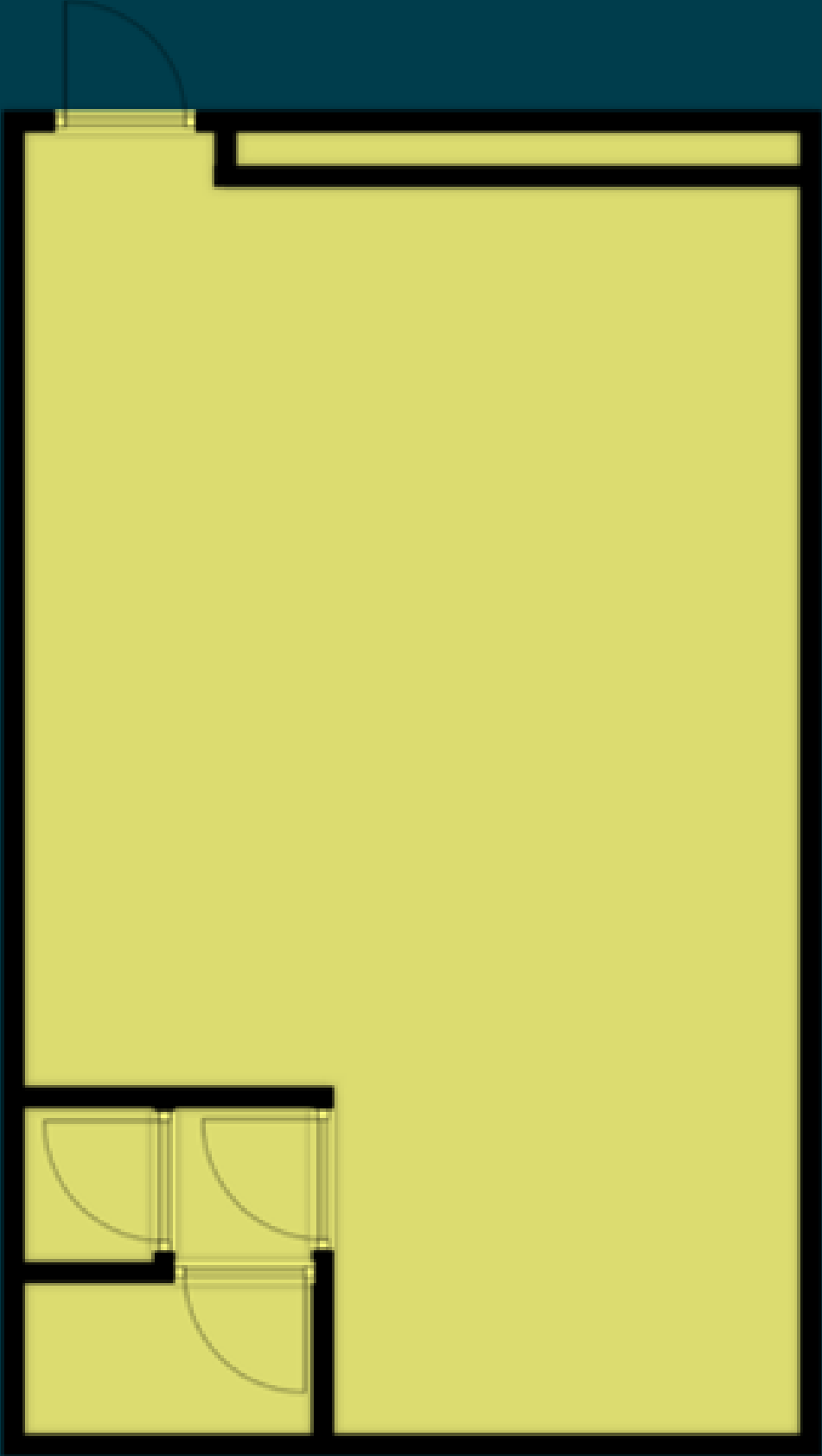
An occupier may qualify for Non-Domestic (Business) Rates Small Business Bonus Scheme which would give **up to 100% exemption** on business rates.

VAT

All figures quoted are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

Further information is available upon request.



**HUTCHEON
MEARNS
REAL ESTATE**

VIEWING & FURTHER INFORMATION



01224 455500
www.hm-re.co.uk

Iain Landsman

Managing Director

 iain.landsman@hm-re.co.uk

 07880 480 298

 2 Queens Road, Aberdeen, AB15 4ZT

FIT'S THE SCOOP?



Important Notice. Hutcheon Mearns Real Estate Limited, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Hutcheon Mearns Real Estate Limited have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

May 2025

