

ON THE INSTRUCTIONS OF
LADBROKES CORAL
GROUP

RETAIL UNIT TO LET



**11 LINTMILL TERRACE
ABERDEEN
AB16 7SR**



LOCATION

The property is located on the south side of Lintmill Terrace near the junction with Byron Crescent. The premises are located in a small parade of shops in a mainly residential area.

Neighbouring occupiers include Northern Law Solicitors, Linzi's Barber, a Butcher, Lintmill Hair and Beauty and a Premier convenience store.

DESCRIPTION

The subjects comprise a ground floor retail unit with residential above. There is a concrete frontage with slate and mansard roof. Internally there is a sales area to the front which is supplemented with a customer single WC. There is also storage, a small staff kitchen facility and single WC to the rear. The premises benefits from an emergency means of escape to the rear. The premises provide the following approximate areas:-

GROUND FLOOR AREA	54.14 SQM	583 SQFT
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LEASE TERMS

The premises are held by virtue of a full repairing and insuring lease which runs until the 21st February 2027. Our client is seeking to assign or sub-let their leasehold interest.

RENT

The passing rent is £6,603 per annum.

RENT REVIEW

There is a rent review on 24th June 2021.

EPC RATING

The property holds an Energy Performance Certificate of G168. A copy of the Certificate & Findings Report is available on request.

RATES

The Valuation Roll shows a rateable value of £4,600 effective from 1 April 2017.

If this is your only property, under the Small Business Bonus Scheme, an occupier may be eligible for 100% relief. Should you occupy more than one property and, the cumulative Rateable Values of your property fall on or below £35,000 RV, then there is a possibility that you could benefit from 25% relief on each property, providing that individually they are below £18,000.

VAT

We are advised that no VAT is applicable on the rent.

LEGAL COSTS

Each party will bear their own legal costs associated with the documentation of any lease. The ingoing tenant will be responsible for LBTT, registration dues and the cost of obtaining Head Landlord's consent as applicable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



Contact: Jack Campbell
e: jack@jhcampbell.net
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MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

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