

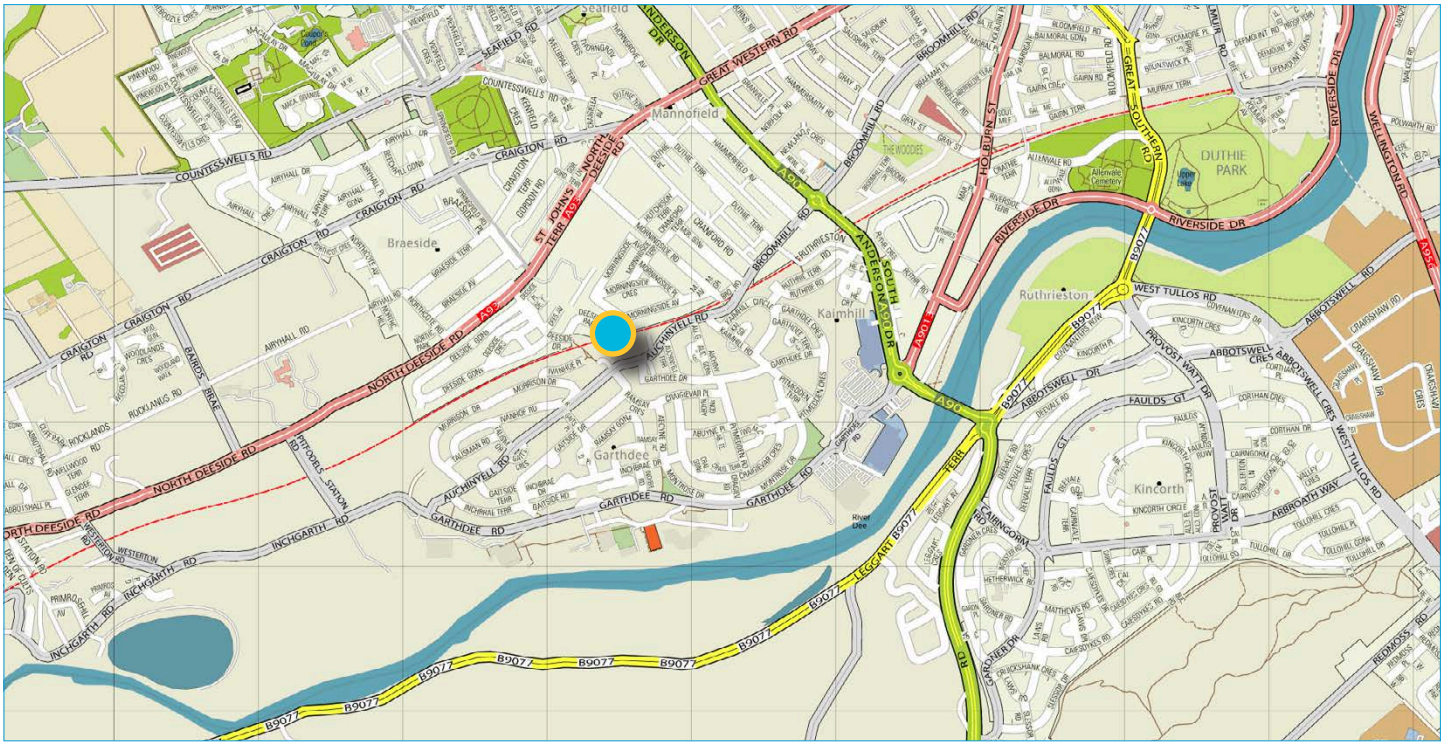
ON THE INSTRUCTIONS OF
LADBROKES CORAL
GROUP

TO LET



- **COMMERCIAL/RETAIL UNIT WITHIN POPULAR RESIDENTIAL AREA**
- **IN CLOSE PROXIMITY TO THE ROBERT GORDON UNIVERSITY CAMPUS**
 - **70.0 SQM [753 SQFT]**

**56 AUCHINYELL ROAD
ABERDEEN
AB10 7DW**



LOCATION

The premises are located on the north side of the busy Auchinyell Road within Aberdeen's Garthdee area. Whilst the neighbourhood is in the main residential, The Robert Gordon University Campus is also located within Garthdee with a large number of students residing in the area.

DESCRIPTION

The property comprises a single storey detached building of block construction with rendered finish under a pitched and tiled roof.

Internally the unit provides sales area, a customer single WC, a disabled WC, staff office, staff tea preparation area and staff single WC. The premises provide the following approximate areas:-

GROUND FLOOR AREA	70 SQM	753 SQFT
--------------------------	---------------	-----------------

LEASE TERMS

The property is held under lease on Full Repairing and Insuring terms until 21 February 2027. Our client is seeking to assign or sub-let their leasehold interest.

RENT

The passing rent is £6,873 per annum.

RENT REVIEW

There is a rent review on 29th September 2021.

EPC RATING

The property holds an Energy Performance Rating of E78. A copy of the Certificate and Findings Report is available from the letting agent.

RATES

The Valuation Roll shows a Rateable Value of £5,800 effective 1 April 2017.

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 incoming 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:-

JH CAMPBELL
PROPERTY CONSULTANTS

0131 243 7288
www.jhcampbell.net

Contact: Jack Campbell
e: jack@jhcampbell.net
m: 07801 852225

Date of publication: August 2019

MISREPRESENTATION CLAUSE

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

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. Plans are based upon the Ordnance Survey Map with the sanction of the Controller of Stationery Office Crown Copyright: Reserved Licence No. ES 763454.