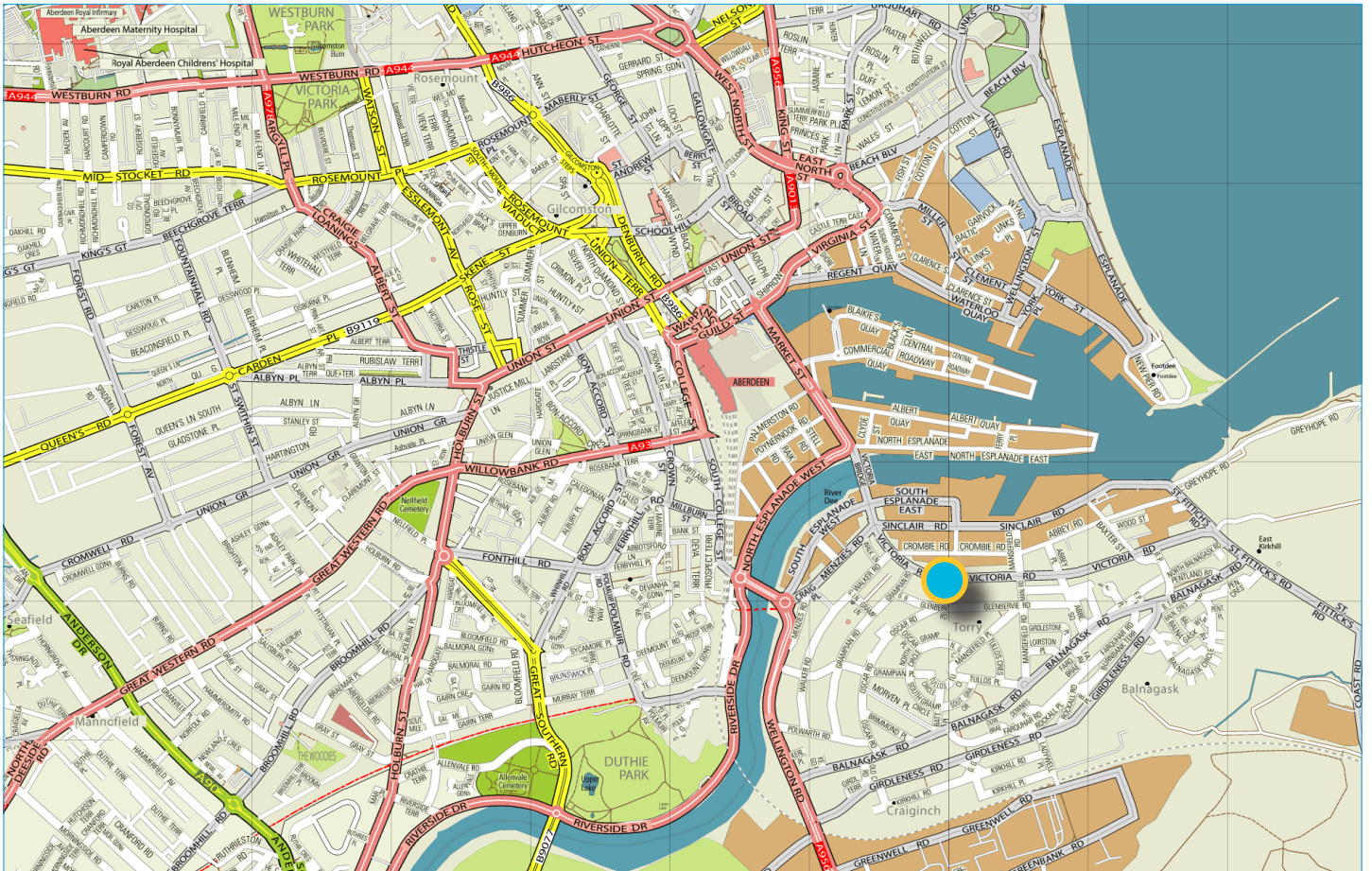


ON THE INSTRUCTIONS OF
LADBROKES CORAL
GROUP

RETAIL UNIT TO LET



**33 GLENBERVIE ROAD
TORRY
ABERDEEN
AB11 9JE**



LOCATION

The subjects are located in the Torry area of Aberdeen situated approximately 1 mile south of the City Centre and easily accessible to the city's main road network.

The premises occupy a prominent position on the north side of Glenbervie Road at it's junction with Oscar Road. The immediate surrounding area is mainly residential however the property is situated alongside a number of other retail/commercial units.

DESCRIPTION/ACCOMMODATION

The subjects comprise a single storey mid terrace ground floor retail unit under a pitched slated roof, providing the following approximate areas:-

Ground Floor - Sales/Ancillary	59.20 sqm	637 sqft
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LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 21st February 2027. There is a rent review on 29th September 2021.

Our clients will consider either an assignation of their existing lease or a sub-lease on terms to be agreed.

RENT

£5,727 per annum exclusive [No VAT applicable].

Incentives may be available, subject to status.

RATES

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:-

Rateable Value - £5,700 [as at 01/04/2017]

EPC RATING

EPC Rating - G [Copy available on request].

USE

We understand the property currently benefits from Class 1 & 2 planning consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

VAT

All prices, rents etc are subject to VAT at the prevailing rate, unless otherwise stated.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

ENQUIRIES

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



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

Date of publication: January 2021

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.
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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.
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