

DM HALL

For Sale /May Let

Retail



22-24 South
Mount Street
Aberdeen

121.33 SQ M
(1,306 SQ FT)

Property Details

- Prominent Rosemount location
- Currently fitted out as a hair salon
- Suitable for alternative uses
- Purchase Price: £150,000
- Letting Price: £15,000

LOCATION

The property is located within the popular Rosemount area of Aberdeen. More specially the property is located on the east side of South Mount Street close to its junction with Baker Street. Forming part of an established retailing location, nearby occupiers include Shampoos Cat & Dog Grooming, Granite Printing and Ricebox.

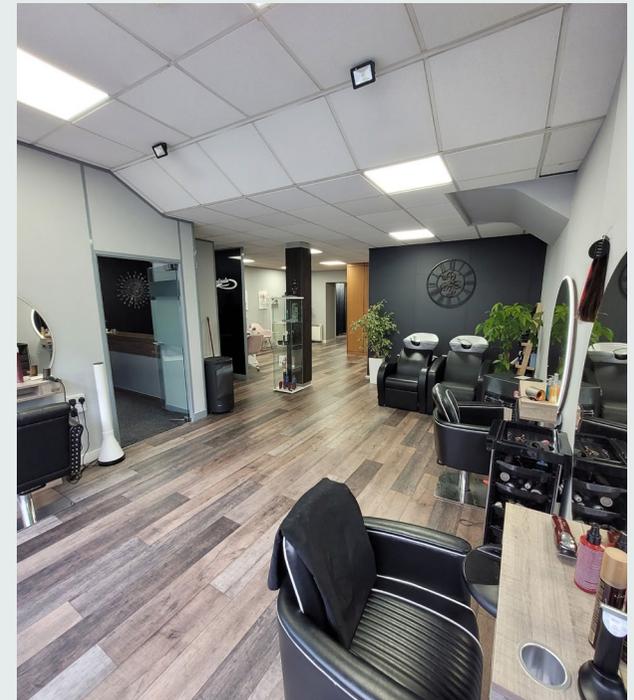
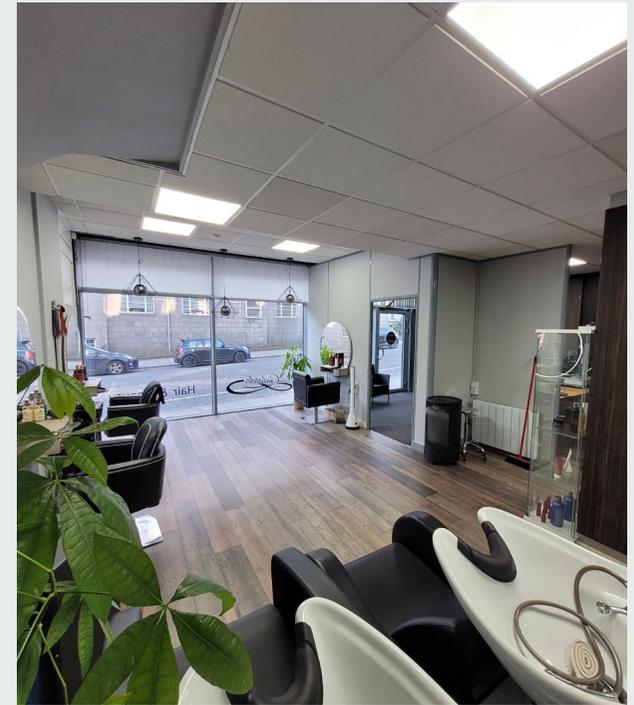
DESCRIPTION

The property comprises the ground floor of a two storey and attic mid terraced building. The upper floors are understood to be in separate ownership and in residential use.

The mains walls are of pointed stone construction whilst the roof sections over is timber framed, pitched and clad with slate, incorporating dormer projections. The property has been extended to the rear by means of a single projection which is of rendered block construction under a flat roof overlaid in felt.

Internally the property provides a large open plan retail /office area with ancillary accommodation to the rear, including toilets and storage.

The property is currently fitted out for use as a hair salon, however would be suitable for a range of alternative uses.



Property Details

ACCOMMODATION

Floor	Accommodation	sq m	sq ft
Ground	Shop floor, kitchen, wc	110.33	1,188
Mezzanine	Office	11.00	118
Total		121.33	1,306

PROPOSAL

We are seeking offers at £150,000 for our client's heritable interest in the property. Alternatively, our client may consider a long-term lease at £15,000 per annum.

RATING ASSESSMENT

The property is currently listed within the valuation roll as having the ratable values of

£14,750
and
£1,450

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and wastewater rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D [54]. Full documentation is available upon request.

VAT

All prices quoted in this schedule are exclusive of VAT.

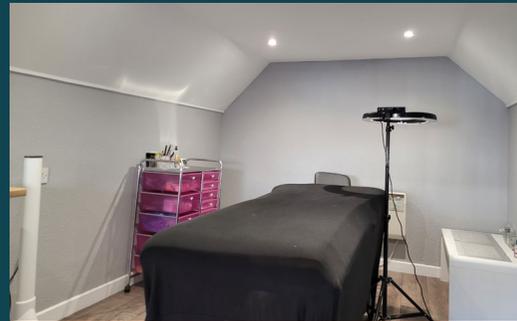
LEGAL COSTS

Each Party will be responsible for their own legal costs. Any ingoing tenant/occupier will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

DM HALL



Regulated by
RICS



Make an enquiry

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