

# PROMINENT RETAIL UNIT FOR SALE



**207 – 213 ROSEMOUNT PLACE  
ABERDEEN  
AB25 2XS**

## LOCATION

The property is located on the south side of Rosemount Place at the junction with Wallfield Crescent within the popular Rosemount suburb which lies approximately a quarter mile north of Aberdeen city centre. Neighbouring occupiers include Apollo Blinds, Rosemount Lighting Limited, Optical Warehouse and Moben.

Aberdeen is Scotland's third city with a population in the region of 210,000 and a total catchment of around 500,000.

The site is as shown on the plan opposite for identification purposes only.

## DESCRIPTION

The property occupies part of the ground and basement floors within a four storey and basement tenement building of granite construction with a slate covered roof.

## ACCOMMODATION

The following accommodation is provided:

	Gross Internal Area
<b>Ground Floor</b>	
Retail sales, office, toilet	269.5 m <sup>2</sup> (2,901 sq ft)
<b>Basement</b>	
Sales / storage	168.43 m <sup>2</sup> (1,813 sq ft)
<b>Total</b>	<b>437.93 m<sup>2</sup> (4,714 sq ft)</b>

Originally the property comprised 5 separate shop units and subject to Local Authority approvals we believe that the shop units could be reinstated if required.

## SERVICES

All mains services are available.

## RATING ASSESSMENT

Rateable Value - £24,500

The uniform business rate for the year 2010/2011 is 40.7p in the £.

## GROUND TENURE

Freehold.



## PRICE

Offers in excess of £600,000 are invited.

## REDUCTION TO OFFERS OVER £500,000

## V.A.T.

All figures quoted are exclusive of Value Added Tax.

## ENTRY

By agreement.

## OFFERS & VIEWINGS

All offers should be submitted in writing to the sole selling agent who will also make arrangements to view on a **strictly by appointment basis**.