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Countesswells Road
Aberdeen, AB15 7YE



mackinnons
solicitors

We have pleasure in offering for LEASE this well established retail unit, situated in the west end of Aberdeen City, within the popular residential area of Seafield / Airyhall.

Occupying a prominent position opposite the Seafield shops, the unit comprises the centre premises of a most attractive traditional granite terrace of former cottages now forming a quality development of shop units. This unit extends to a total area of approximately 400 sq ft. A partially glazed entrance door provides access to the spacious main shop area, which is fitted with dark laminate wood effect flooring, while being of neutral decoration throughout. Benefitting from natural light from two deep silled windows, this area is also fitted with a range of ceiling spotlights, while the electric circuit breaker is concealed within a shallow cupboard.

From the main shop area an open corridor leads to three individual treatment rooms. Treatment Room Three has a deep shelved cupboard for storage if required. At the end of the corridor there is a small "tea point" with base storage units and a wood effect roll top work surface with stainless steel sink and drainer. There is also a range of coat hooks, and a door leads into the WC Cloakroom, where there is a white "Roca" two piece suite.

The attractive and well maintained granite fascia outside is complemented by an attractive low level granite wall containing a colourful planted area which runs along the length of the terrace. Free on street parking is widely available on Countesswells Road and Seafield Road.

The building is served by mains water, drainage and electricity, with electric panel heaters throughout.

The property is located in a pleasant residential area in the West End of Aberdeen city, with a primary school and library nearby. It is within a cluster of small local shops, including a florist, hairdresser, coffee shop, fishmonger, pet shop, Co-op supermarket and Post Office which provide a wide range of goods and services and generate an excellent volume of footfall.

The Landlord may be amenable to changes in internal layout and decoration, subject to prior consent.

*Business rates relief in the form of the Small Business Bonus Scheme (SBBS) is currently available for shop keepers with only one shop.

LEASE TERMS:

Full Repairing and Insuring Lease with annual rent of £12,000 plus VAT.

A lease duration of 5 years is preferred.



Terms

Rateable Value
£10,250 p.a.

Floor Area
Approx.
37.16m²/400 sq.ft

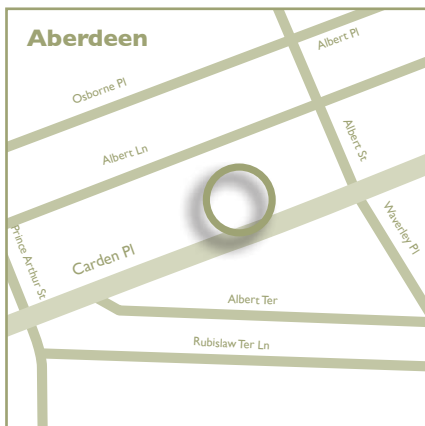
Entry
By Arrangement
Viewing
Strictly by Appointment.
Contact Solicitors
01224 868687

NB. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract.

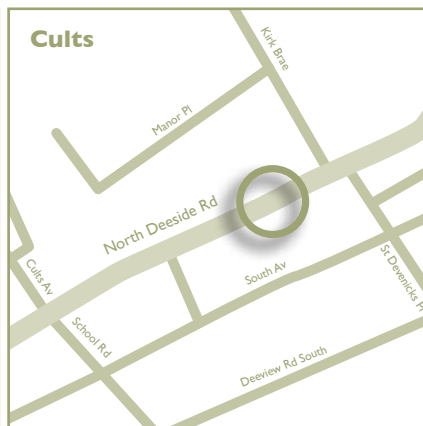
mackinnons services

- **Property matters including Sales and Purchase**
- **Wills, Trusts and Executries**
- **Powers of Attorney**
- **Employment Law**
- **Business Law**
- **Tax**
- **Leasing**

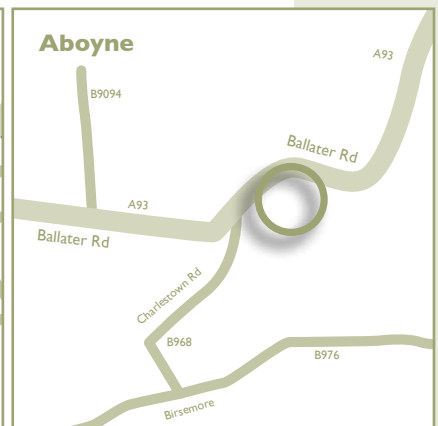
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