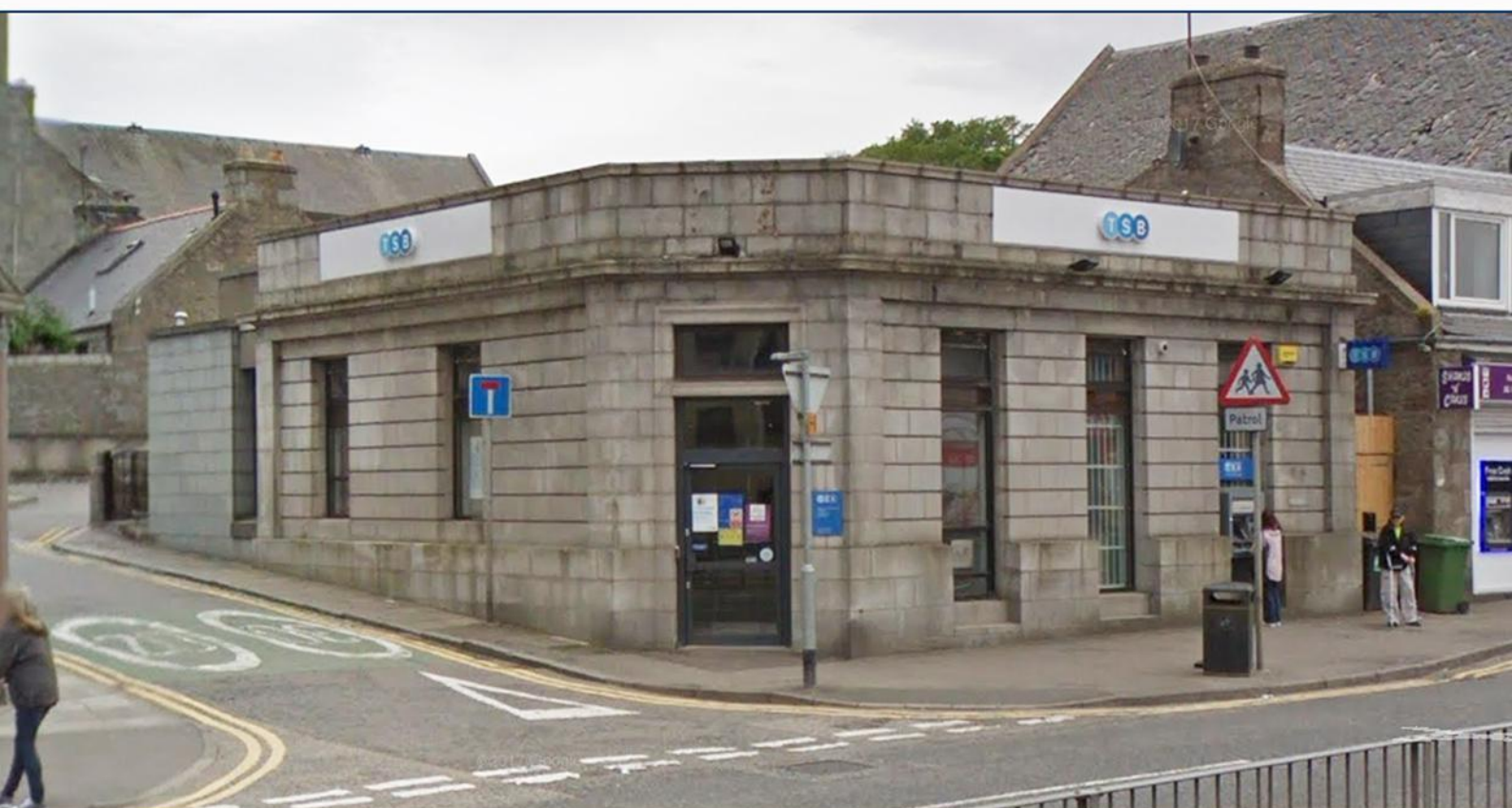


**435 GREAT NORTHERN ROAD, ABERDEEN, AB24 2EH**



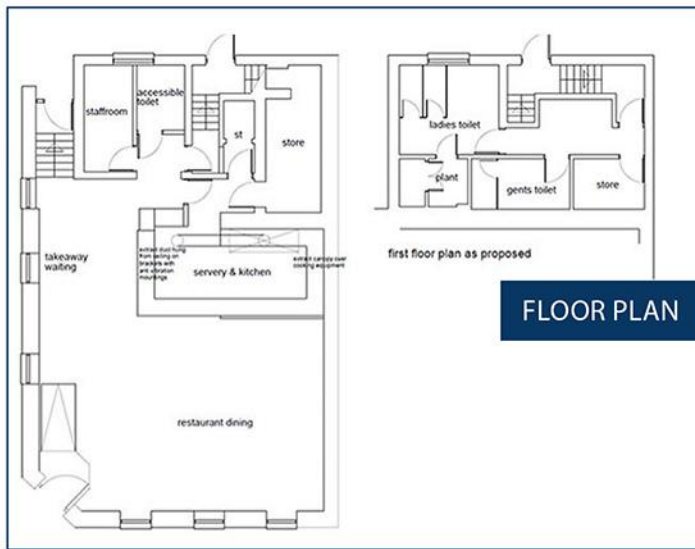
## PROMINENT CORNER RETAIL / OFFICE WITH CAR PARK

The subjects are situated on the South side of Great Northern Road at its junction with King Street in Aberdeen 2.5 miles North of the City Centre.

Great Northern Road is a arterial dual carriageway heading North to South with the subjects under consideration being situated on the Northbound side.

- Prominent Roadside Position
- Return Frontage
- Former Bank
- Ground & 1st Floor
- Hot Food Consent Applied For
- £160,000





## Description

The subjects comprise a ground and part 1st floor of a partial single and 2 No. storey former bank of traditional construction overlaid by a flat roof of what we believe to be bituminous felt.

The subjects benefit from 5 no. display windows on King St & Gt Northern Road with access via a single glazed door at their corner of the subjects. Internally the subjects are primarily open plan layout, having been decorated to the previous occupiers corporate standard with floors being overlaid in part by commercial grade carpet and laminated timber.

The first floor is accessed via an internal staircase to the rear of the subjects with staff room & w.c. facilities contained therein.

The subjects benefit from individual office, staff tea prep, Male & female w.c. facilities and strong room along with fire escape and access to the dedicated parking area situated to the rear of the subjects.

### AREA

Ground Floor: 132.8sqm (1,429sq ft)

1st Floor: 32.6sqm (351sq ft)

**Total: 165.4sqm (1,780sq ft)**

## Location

The City of Aberdeen is the main business and enterprise hub in the North East of Scotland approximately 65 miles north of Dundee with extensive investment in education & enterprise. The city has a population of 197,000 with further catchment in Aberdeenshire of c. 220,000.



### NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV effective 01/04/2017

£14,750

The Uniform Business Rate for the current year is £0.466. Further information is available on request.

### PRICE

The subjects are available on a freehold basis for £160,000. Our client would consider offers for their leasehold interest.

### PURCHASE

Offers may be made via ourselves or Future Property Auctions. Should an offer be acceptable, the successful party will require to make a formal offer via Future Property Auctions, 241 Kilmarnock Road, Glasgow G41 3JF, with requirement for securing deposit which will be deducted from the agreed purchase price.

### V.A.T.

All prices and premiums quoted are exclusive of V.A.T.

Jas Aujla  
Will Rennie

TSA Property Consultants  
50 Darnley Street, Pollokshields,  
Glasgow G41 2SE

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E: info@tsapc.co.uk



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.