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159/159A Crown Street
Aberdeen
AB11 6HT

Price: Offers over £95,000

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the information contained within these these particulars should not be relied upon as statements or a representation of fact

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We are pleased to offer for sale this excellent retail premises ideally located in the heart of Aberdeen on the corner of Crown Street and Wellington Place. The property is currently run as a hair/beauty salon and the existing proprietors are offering the freehold interest in the property for sale as the current tenant lease is due to expire soon.

This is an excellent opportunity to acquire an excellent site for any small business in the retail/personal care sector.

The premises occupy the ground floor of a well maintained granite tenement building on a corner site offering excellent shop frontage from two angles to maximise impact to passing footfall and traffic. The property comprises of a ground floor and basement and is currently fitted out as a hairdressers unit. The square footage area of the ground floor is 608 square feet and the basement 244 square feet.

Parking is available on the street and nearby multi-storey car parks at the Trinity Centre and Union Square shopping complexes. A toilet is there with a wash hand basin and the premises has class two planning use.

Rateable value is £6,500. It is therefore assumed that small business rates relief would be available on the premises.

It is believed that the subjects are not subject to Value Added Tax. Immediate entry available.

Viewing: By contacting selling agents

Price: Offers over £95,000

Entry: Early entry available



corner view