



## 25 Balnagask Road, Aberdeen, AB11 8HU

Retail To Let or For Sale, Aberdeen

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	400 sq ft / 37.16 sq m
<b>Rent</b>	£5,200 per annum
<b>Price</b>	£40,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Situated on Main Retailing Parade
- 400sq ft
- Rent: £100per week
- Single Storey
- Rates & V.A.T. Free
- Sale: o/o £40,000

# 25 Balnagask Road, Aberdeen, AB11 8HU

## Summary

<b>Available Size</b>	400 sq ft
<b>Rent</b>	£5,200 per annum
<b>Price</b>	£40,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

The subjects comprise a ground floor retail unit forming part of a purpose built single storey retail parade serving the local residential area

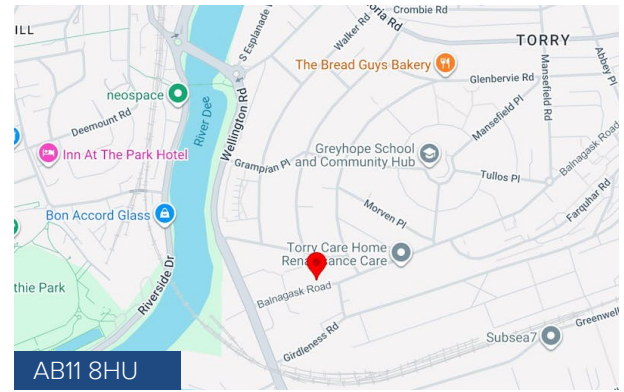
### Area

The property has been calculated to extend to the following net internal area;

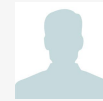
Ground: 37.2sqm (400sq ft)

## Location

The subjects are located in the Torry area of Aberdeen approximately 2 miles south of the City centre. The property is situated on the north side of Balnagask Road near it's junction with Oscar Road and only a short distance east of it's junction with Wellington Road [A956] one of the main arterial routes serving the south side of the City, where Tesco, Halfords, Greggs, Dominos & Topps Tiles are all represented.



## Viewing & Further Information



**Will Rennie**

07581396092 | 0141 237 4324

will@tsapc.co.uk

**TSA** Property Consultants

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 12/06/2026



25 Balnagask Road, Aberdeen, AB11 8HU

Situated on Main Retailing Parade

- Single Storey
- 400sq ft
- Rates & V.A.T. Free
- Rent: £6,000p.a.
- Sale: o/o £49,000

#### LOCATION

The subjects are located in the Torry area of Aberdeen approximately 2 miles south of the City centre. The property is situated on the north side of Balnagask Road near it's junction with Oscar Road and only a short distance east of it's junction with Wellington Road [A956] one of the main arterial routes serving the south side of the City, where Tesco, Halfords, Greggs, Dominos & Topps Tiles are all represented.

#### PROPERTY

The subjects comprise a ground floor retail unit forming part of a purpose built single storey retail parade serving the local residential area

#### AREA

The property has been calculated to extend to the following net internal area;

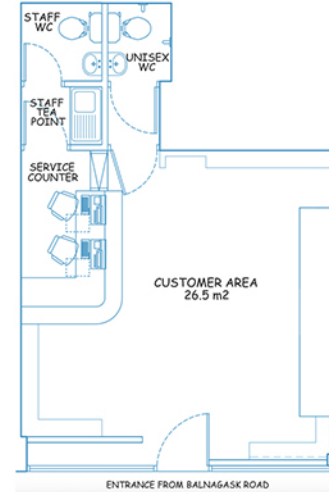
Ground: 37.2sqm (400sq ft)

#### NAV/RV

£3,900

#### RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £6,000p.a



25 Balnagask Road, Aberdeen, AB11 8HU

Situated on Main Retailing Parade

### SALE

Offers in excess of £49,000 are invited for our clients freehold interest

### V.A.T.

Figures quoted are exclusive of V.A.T

### EPC

Available on request

### VIEWING

By appointment only, alternatively virtual viewings can be booked.

### LEGAL

Each party shall bear their own legal costs incurred in the transaction

### TSA Property Consultants

162 Buchanan Street  
Glasgow, G1 2LL

**Jas** - 07810 717229 (jas@tsapc.co.uk)

**Will** - 07581 396092 (will@tsapc.co.uk)

**General** - 0141 237 4324 (info@tsapc.co.uk)

### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

### Property Misdescription 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.