

# FG Burnett

FOR SALE (PART LET INVESTMENT)

1-3 Gaelic Lane  
Aberdeen  
AB10 1JF

554.77 sq.m | 5,972 sq.ft



/// CALLER.FACES.CARS



## Location

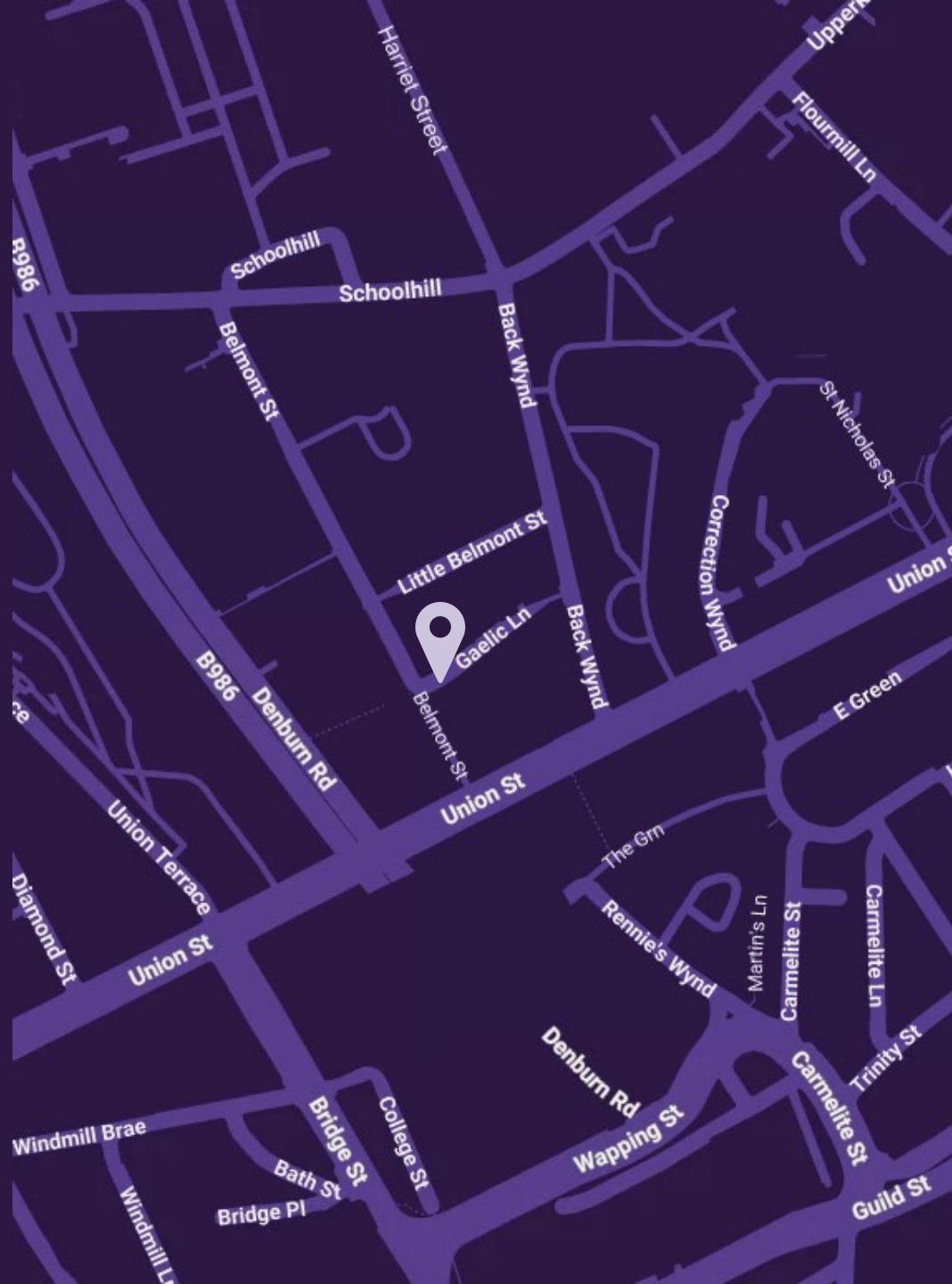
The subjects are located on the south side of Gaelic Lane, which runs parallel to Union Street, Aberdeen's primary commercial throughfare and home to a mix of national and independent occupiers. The property also benefits from close proximity to Belmont Street and The Academy Shopping Centre.

Surrounding occupiers include Primark, McDonalds, Jamieson & Carry, The Tippling House, Siberia Bar & Hotel, Nando's, and Revolution.

## Description

The subject comprises a three storey plus attic character building of traditional stone construction, which sits under a pitched and slated roof. Whilst all floors can be accessed from a primary communal entrance off Gaelic Lane, the ground floor benefits from a separate direct access.

Internally, the subjects comprise a retail unit currently fitted out as a café on the ground floor, an open plan pilates studio currently occupied by Breathing Space at first floor level, and a 7-bed hotel with ancillary accommodation across the second and attic floors.



## Opportunity

Whilst the ground, second and attic floors are currently vacant, there is a sub-lease in place to Breathing Space Studio Limited on the first floor.

The key lease terms are as follows, with further details available on request:

- Internal Repairing and Insuring lease, subject to a Schedule of Condition
- Expiry: 31st October 2033
- Term: 10-years
- Break Options: Mutual break option on 31st October 2026 and a Tenant only break option on 31st October 2029
- Passing Rent: £16,830 per annum
- Fixed Rental Increase in years 3-5
- Rent Review: Fixed rental increase on 1<sup>st</sup> November 2026 for years 3-5.

Fixtures and fittings can be made available as part of a sale via separate negotiation.





## Accommodation

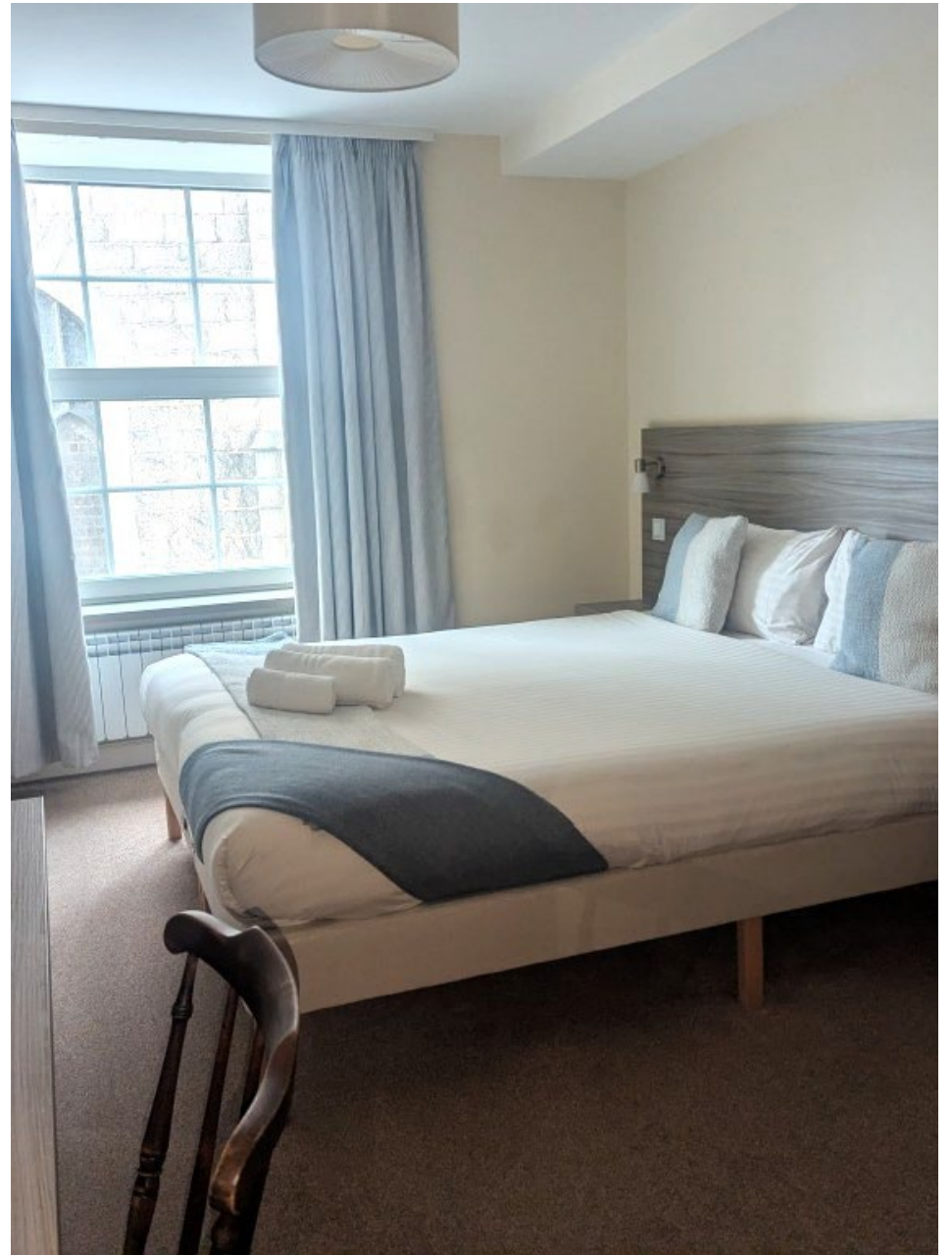
The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal areas calculated:

| AREA         | SQ.M          | SQ.FT        |
|--------------|---------------|--------------|
| Ground Floor | 182.44        | 1,964        |
| First Floor  | 163.98        | 1,765        |
| Second Floor | 151.23        | 1,628        |
| Attic Floor  | 57.12         | 615          |
| <b>Total</b> | <b>554.77</b> | <b>5,972</b> |

## Planning

The facility is not listed, however it does lie within the City Centre Conservation Area. Any interested parties should make their own enquiries to the local planning authority and satisfy themselves that their proposed use is permitted.

*\*Plans are provided for indicative purposes only and should not be relied upon*



## Price

£350,000 for our clients heritable interest, with the benefit of the occupational lease on the first floor.

## Rateable Value

The Valuation Roll shows a Rateable Value of £64,500 effective from 1st April 2026.

## Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

## EPC

Copy available on request.

## VAT

The property is not elected for VAT.

## Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

## AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

## Entry

On conclusion of legal missives.

## Viewing & Offers

All offers should be made in writing to the sole agents

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®

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