



FG Burnett

To Let

100-102 Rosemount Viaduct

Aberdeen, AB25 1NX

79.6 sq.m | 857 sq.ft

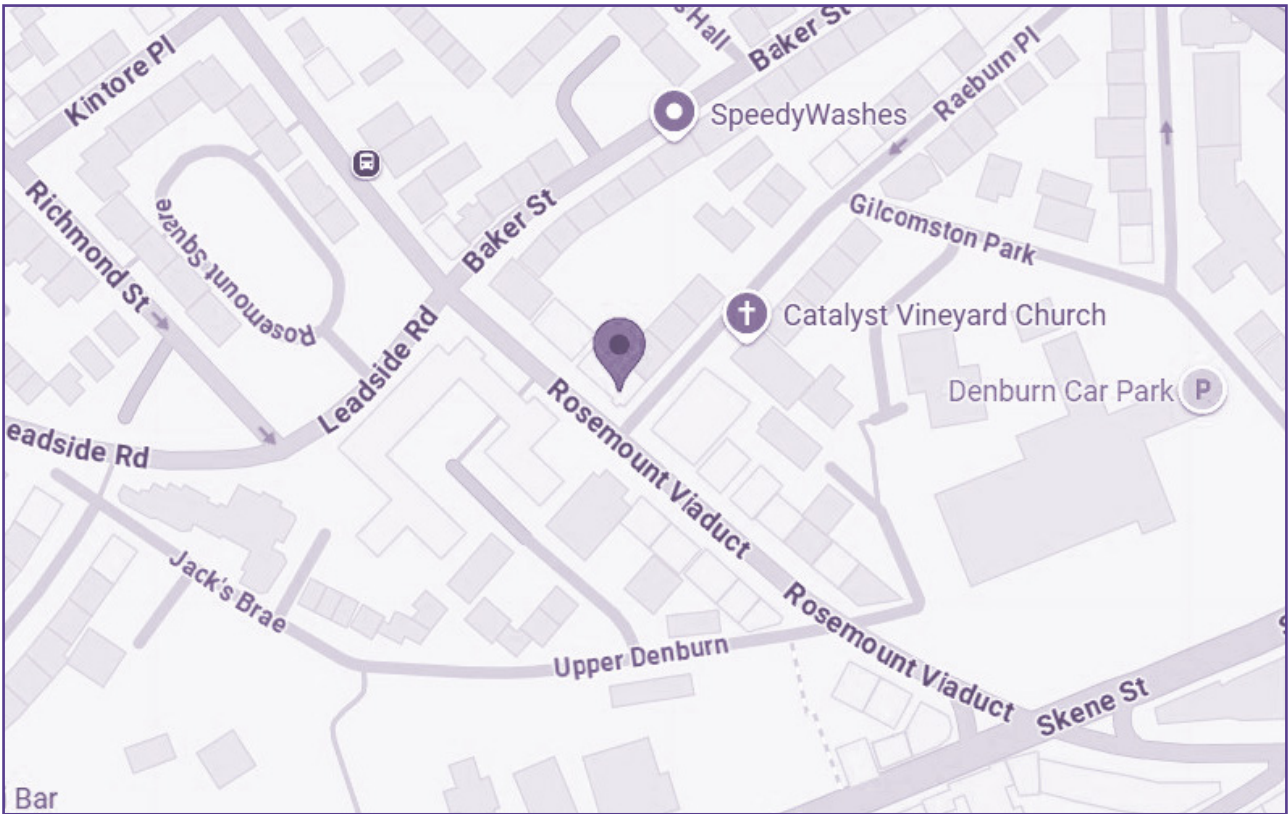
- Retail unit with Class 3 consent
- Newly refurbished
- Suitable for a variety of uses
- Car parking available on request

✕ | f | in

All enquiries:

01224 572 661

fgburnett.co.uk



Location

The premises are located within the popular Rosemount area of Aberdeen situated on the east side of Rosemount Viaduct. Excellent amenities are within close proximity including the newly developed Union Terrace Gardens, His Majesty's Theatre, Aberdeen Art Gallery and the Bon Accord Shopping Centre.

Nearby occupiers include a mix of residential and local occupiers including Harris & Fox salon, The Bread Maker, BioCafé and Etiquette Bridal boutique.

Description

The premises comprise an open plan retail unit and basement over ground floors contained within a four storey attic and basement of traditional granite with a pitched slate clad roof over.

Internally the unit is finished to a "white box" standard including painted plasterboard walls, bare floors allowing for a tenant's fit out with LED lighting throughout. Heating will be via electric wall mounted heaters (TBC).

There are storage and WC facilities located within the basements, accessed via a fixed stair at ground floor level.

Use

The property has recently been granted a Class 3 consent but would suit a number of occupiers, subject to obtaining a change of use.

Floor Area

The floor area has been provided by way of architects plans and is as follows:-

Total	79.6 sq.m	857 sq.ft
--------------	------------------	------------------

Lease Terms

The premises is available on full repairing and insuring terms for a duration to be agreed.

Rent

We are seeking offers in the region of £20,000 pa exclusive of VAT.

Rateable Value

The property will require to be reassessed.

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

EPC

An EPC will be undertaken following completion of refurbishment works.

VAT

The property is not elected for VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred. The ingoing tenant will be responsible for any transactional property tax and registration dues applicable.

Entry

On conclusion of legal missives.

Viewings & Offers

All offers should be submitted in writing to the sole agents.

Lisa Cowie

t: 01224 597 536

e: lisa.cowie@fgburnett.co.uk

Richard Noble

t: 01224 597 528

e: richard.noble@fgburnett.co.uk