



FG Burnett

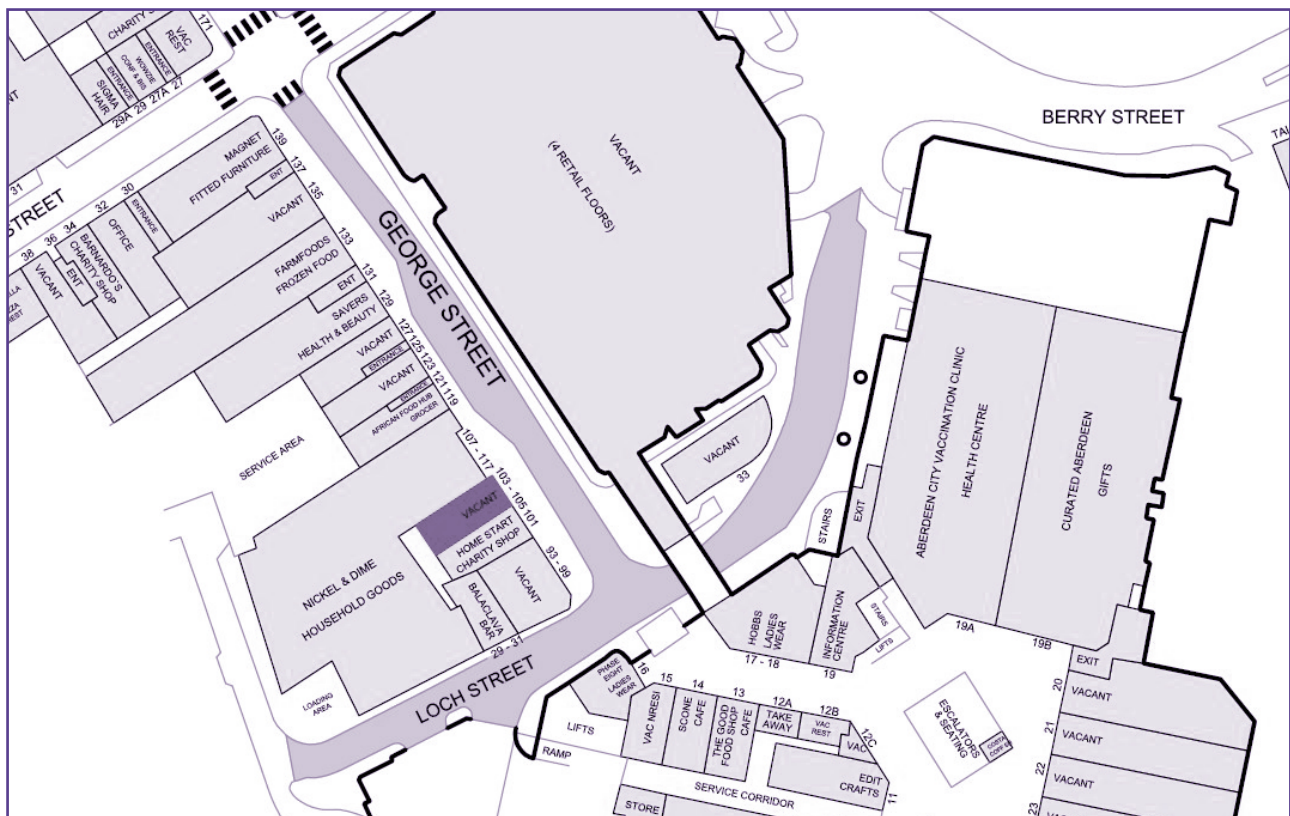
To Let

105 George Street

Aberdeen, AB25 1HU

159.6 sq.m | 1,718 sq.ft

- City centre retail unit
- In close proximity to Bon Accord Shopping Centre



Location

Aberdeen is the major retail centre for North East Scotland with a core catchment of approx 245,000 and a secondary catchment of approx 155,000.

The property is located on George Street close to the north entrance of the Bon Accord Centre. Other nearby occupiers include Nickel and Dime, Magnet, Savers, Farmfoods and Greggs.

Description

The subjects comprise a ground and first floor retail unit comprising sales area on ground floor and first floor with further office and staff accommodation also on the first floor.

Floor Areas

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

Ground Floor	79.0 sq.m	850 sq.ft
First Floor	80.6 sq.m	868 sq.ft
Total	159.6 sq.m	1,718 sq.ft

Lease Terms

A Full Repairing and Insuring lease for a period to be agreed.

Rent

On application.

Rateable Value

The Rateable Value effective from 1 April 2023 is £18,000.

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

F - A copy of the full Energy Performance Certificate and Recommendation Report is available from the letting agents.

VAT

Any figure quoted is exclusive of VAT which will be applicable.

Legal Costs

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

Entry

By agreement upon conclusion of legalities.

Viewings & Offers

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

Richard Noble

t: 01224 597 528

e: richard.noble@fgburnett.co.uk

Kevin Sims

t: 0141 471 9476

e: kevin.sims@simsproperty.co.uk

Lisa Cowie

t: 01224 597 536

e: lisa.cowie@fgburnett.co.uk



fgburnett.co.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright PU 100017316.

No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants where rents are above a certain level. Where this applies, a request for information will be made at the appropriate time.