



FG Burnett

To Let

Ground Floor, 11 Gallowgate

Aberdeen, AB25 1EB

181.26 sq.m | 1,951 sq.ft

- City centre retail unit
- Within close proximity to Marischal Square and The Bon Accord Shopping Centre



All enquiries:
01224 572 661

fgburnett.co.uk



Location

The subject is located on the west side of Gallowgate, which adjoins Broad Street and Upperkirkgate within Aberdeen City Centre. Marischal Square is within close proximity to the property, with the Bon Accord Shopping Centre only a short walk away. By virtue of its location, the property benefits from excellent public transport links and access to car parks.

Surrounding occupiers include Starbucks, All Bar One, Costa Coffee, Maggie's Grill, Mackie's 19.2 Ice Cream, Residence Inn by Marriott Aberdeen and Mount coffee shop.



Description

The subject comprises the ground floor of the former Aberdeen University Student Union and sits within a 3-storey attic and basement building of traditional stone construction beneath a slated mansard roof. The unit benefits from a glazed retail frontage with a recessed double entrance door.

Internal specification includes:-

- An open plan sales area
- Sales/ancillary accommodation at the rear on a split level
- The unit is currently in a shell condition

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Area derived:

Ground Floor	181.26 sq.m	1,951 sq.ft
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Planning

The building is Grade B listed and lies within the city centre conservation area.

Rent

£24,500 per annum exc VAT.

Lease Terms

The subject is available on full repairing and insuring terms for a period to be agreed. Any long-term lease will incorporate periodic upward only rent reviews.

Service Charge

A service charge may be payable. Further details available on request.

Rateable Value

The Rateable Value requires to be reassessed on occupation.

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

The EPC will require to be reassessed on occupation.

VAT

VAT will be payable in addition to monies due under a lease of the premises.

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.

Viewings & Offers

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

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