



FG[®] Burnett

To Let

135 George Street

Aberdeen, AB25 1HU

478.73 sq.m | 5,153 sq.ft

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



All enquiries:
01224 572 661

fgburnett.co.uk



Location

Aberdeen is Scotland's 3rd largest City, with a population of approximately 225,000 people and a wider catchment of around 450,000. Known internationally as the 'Energy Capital of Europe', and for oil & gas, the City is heavily involved in the transition towards renewable energy. The City benefits from first class road, rail and air connectivity. There are around 30,000 students in the City, with average earnings above the Scottish average. There is a significant tourism industry being bolstered by growing cruise ship visits.

The property is located on the West side of George Street, to the North of Bon Accord Centre where occupiers include Boots, Waterstones, Vision Express, Next and New Look. Occupiers in the vicinity include Magnet, Savers and Greggs.

Description

The unit provides excellent sales accommodation on both ground and lower levels. In addition there are storage areas and staff facilities. The property benefits from a dedicated service yard to the rear accessed off Crooked Lane.

Floor Areas

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

Ground Floor	262.82 sq.m	2,829 sq.ft
Basement	215.91 sq.m	2,324 sq.ft
Total	478.73 sq.m	5,153 sq.ft

Lease Terms

The property is available on the basis of a new full repairing and insuring lease for a period to be negotiated. Any long term lease will incorporate upward only rent reviews at regular intervals.

Rent

£35,000 per annum, exclusive of VAT.

Rateable Value

The Rateable Value effective from 1 April 2023 is £42,000.

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

Available upon request.

VAT

The rent quoted is exclusive of VAT which will be applicable.

Service Charge

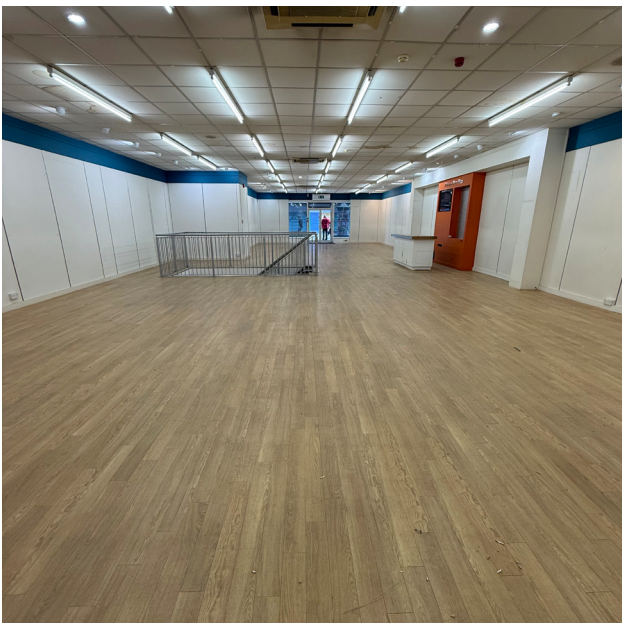
There is a service charge of £9,750 p.a. (approx).

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction. The ingoing occupier will be responsible for any LBTT and registration dues applicable.

Entry

Upon conclusion of all legalities.





Viewings & Offers

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

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