



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

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 Valuation Roll shows a Rateable Value of £34,000 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

EPC

Available upon request.

VAT

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

Service Charge

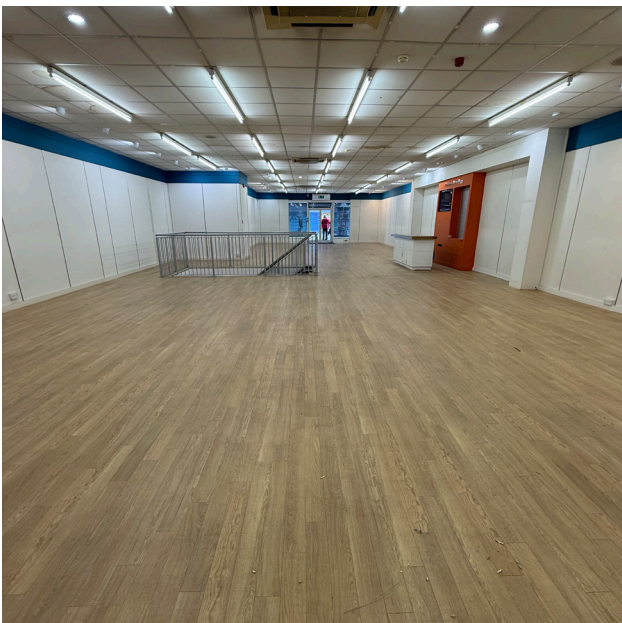
There is a service charge of £9,750 p.a. (approx).

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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Kevin Sims

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