



FG Burnett

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To Let

## 14 Back Wynd

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Aberdeen, AB10 1JN

84.44 sq.m (909 sq.ft)

- City centre retail unit
- Suitable for a variety of uses subject to planning
- Forms part of a larger investment/development opportunity which includes the upper floor offices occupied by Celera
- Further information is available on request



## Location

The subjects are located on Back Wynd, a popular retail thoroughfare which connects Union Street and Schoolhill, leading to Bon Accord Shopping Centre. Robert Gordon's College is located close by as is Aberdeen Art Gallery and ONE Tech Hub. Belmont Street, in close proximity, is a popular night time destination.

## Accommodation

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

|         |            |           |
|---------|------------|-----------|
| Unit 14 | 84.44 sq.m | 909 sq.ft |
|---------|------------|-----------|

## Description

The property occupies the ground floor of a two storey granite building with a pitched, slate roof. The unit benefits from a prominent display frontage onto Back Wynd and benefits from a good level of footfall.

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## Rent

£25,000 per annum.

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## Lease Terms

The unit is available on Full Repairing and Insuring terms for a period agreed. Any long term lease agreement will be subject to periodic upward only rent reviews.

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## Rateable Value

The Rateable Value effective from 1 April 2023 is £21,250.

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## 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](http://www.saa.gov.uk)

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## EPC

14      A13

Copy available on request.

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## VAT

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

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## 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.

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## 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.

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## Entry

On conclusion of legal missives.





## Viewings & Offers

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

### Lisa Cowie

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