

TO LET / FOR SALE

15 Back Wynd ABERDEEN

*Prime City Centre
Opportunity*

*Superb Ground and First
Floor Accommodation*

2,251 sq.ft (209.12 sq.m)

[Click to view video](#)



Exceptional Opportunity to secure a landmark City Centre building, recently refurbished including the installation of a lift and impressive sales staircase between ground and first floors.

KEY FEATURES

- Character building
- Versatile accommodation suitable for a variety of uses including Retail, Restaurant, Bar and Leisure subject to Planning Consent being obtained
- New 5 person capacity lift installed
- Attractive and extensive frontage



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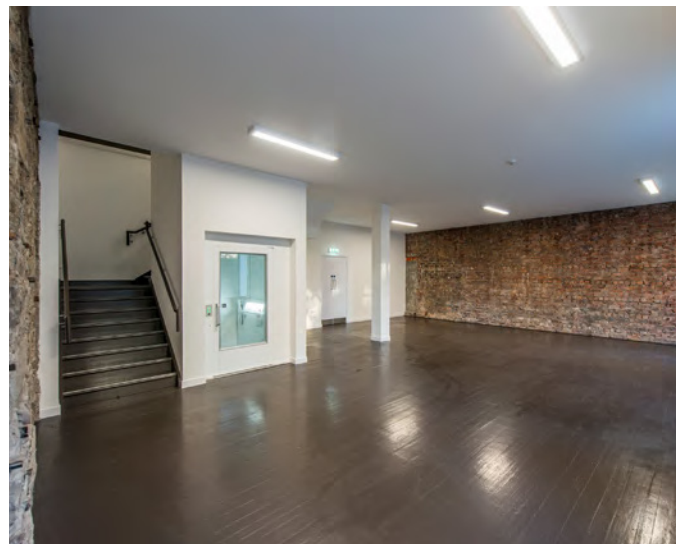
Location

15 Back Wynd is located in Aberdeen City Centre in the heart of the Belmont Street/Schoolhill area popular with retailers, restaurants, bars and clubs - our café culture quarter. Retail occupiers in the vicinity include Oliver Bonas, White Stuff, Kuoni Travel and Rohan. Bon Accord Shopping Centre is in close proximity. Leading bars and restaurants close by include Slains Castle, The Hogshead, Wild Boar, Revolution, Siberia and Revolución de Cuba.

Description

Originally built as a church hall for the adjacent Kirk of St Nicholas, this unique space retains many of the fine period features to create an engaging and exceptional experience.

Both floors offer quality and flexible accommodation with toilet facilities. Connectivity is excellent following the installation of a new lift and customer staircase.



*Outstanding
well configured
accommodation suitable
for retail, restaurant,
bar or leisure use subject
to planning.*

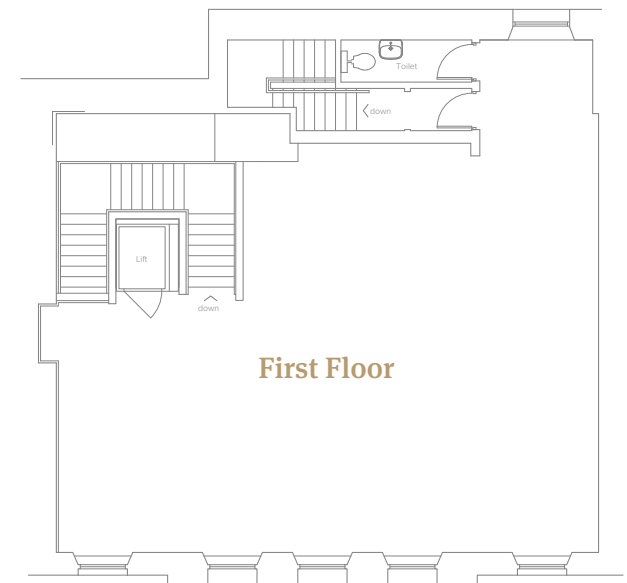
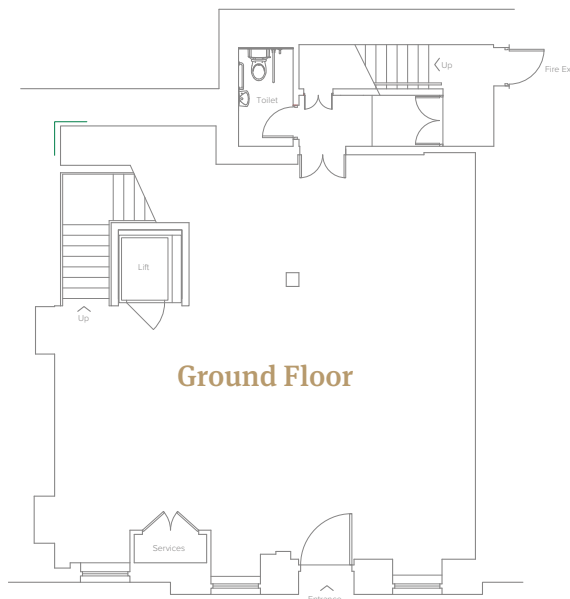


Floor Areas

The following floor areas have been calculated in accordance with the RICS Code of measuring practice (6th edition).

Ground Floor	980 sq.ft	91.04 sq.m
First Floor	1,271 sq.ft	118.08 sq.m
Total	2,251 sq.ft	209.12 sq.m

Indicative floorplans (not to scale)





A building of considerable character located in the thriving heart of Aberdeen City Centre.

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Terms

The subjects are available on a new full repairing and insuring lease. Any lease will incorporate upward only rent reviews at periodic intervals. Our client will also consider a sale of the property.

Rent/Price

On application.

Planning

The subjects are Listed (Category C). Subject to consent being secured the property is considered suitable for a variety of uses including Retail, Restaurant / Licensed or Leisure.

Rateable Value

Current assessment £31,500.

Any new occupier has a right of appeal against the Rateable Value. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force.

Further information is available from FG Burnett or from the Aberdeen City Council website (<https://www.aberdeencity.gov.uk/services/business-and-licensing>).

EPC Rating

A copy of the EPC is available upon request.

VAT

Any rent or price quoted is exclusive of VAT which will be applicable.

Anti-Money Laundering (AML)

To satisfy HMRC and RICS guidance FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks, to satisfy AML requirements when Heads of Terms are agreed.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction. The ingoing tenant or purchaser will be responsible for any LBTT and registration dues applicable.



FG Burnett

All offers and viewing enquires to the sole letting agents.

Lisa Cowie t: 07597 581619 / e: lisa.cowie@fgburnett.co.uk

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