



FG Burnett

To Let / For Sale

183A Crown Street

Aberdeen, AB11 6JA

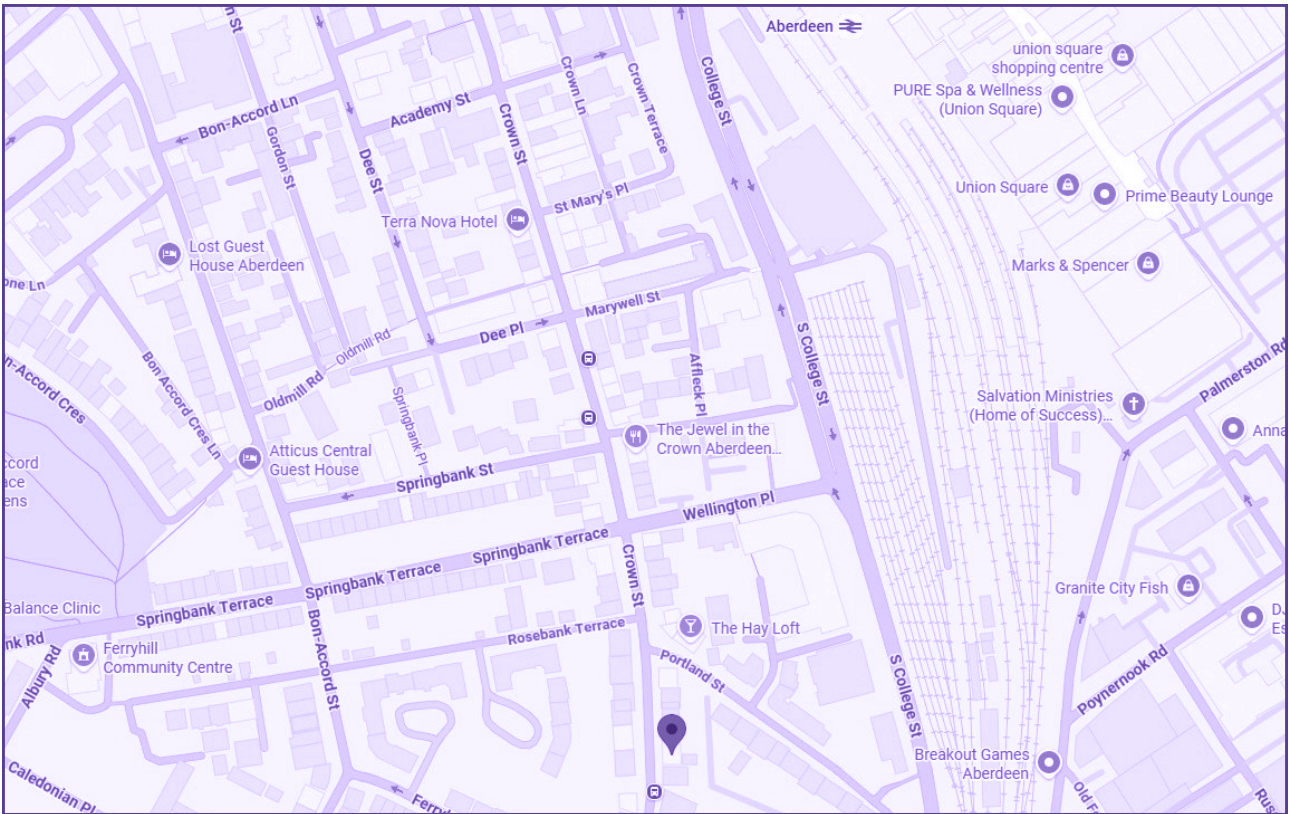
135.51 sq.m | 1,458 sq.ft

- City centre retail unit
- Turnkey cafe opportunity
- Suitable for a variety of uses (subject to planning)
- No VAT applicable

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All enquiries:
01224 572 661

fgburnett.co.uk



Location

The subjects are situated on the East side of Crown Street within Aberdeen City Centre. Surrounding occupiers include Premier, New China, Houseproud Domestic Cleaning, The Hayloft Bar, China Red and Sunday 25.

Description

The property comprises a ground and basement floor retail unit, currently fitted out as a cafe. The ground floor is over a split level and comprises:-

- Open plan sales area
- Accessible WC
- Rear seating area



Accommodation

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

Ground Floor	100.38 sq.m	1,080 sq.ft
Basement	35.13 sq.m	378 sq.ft
Total	135.51 sq.m	1,458 sq.ft

Price

Offers in the region of £85,000 are invited for the heritable interest in the property (Scottish equivalent of Freehold).

Rent & Lease Terms

£12,000 per annum.

The property is available on FRI terms for a period to be agreed. Long lease terms subject to upward only rent reviews.

Rateable Value

The Valuation Roll shows a proposed Rateable Value of £9,500 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

Viewings & Offers

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

Lisa Cowie

t: 07597 581619

e: lisa.cowie@fgburnett.co.uk

EPC

F99. Copy available on request.

VAT

The property is not elected for VAT.

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.

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of His Majesty's Stationery Office. © Crown Copyright PU 100017316.

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