FG Burnett

TO LET / FOR SALE

183A Crown Street
Aberdeen
AB11 6JA

135.51 sq.m | 1,458 sq.ft

/// TESTER.SLOWER.VETS



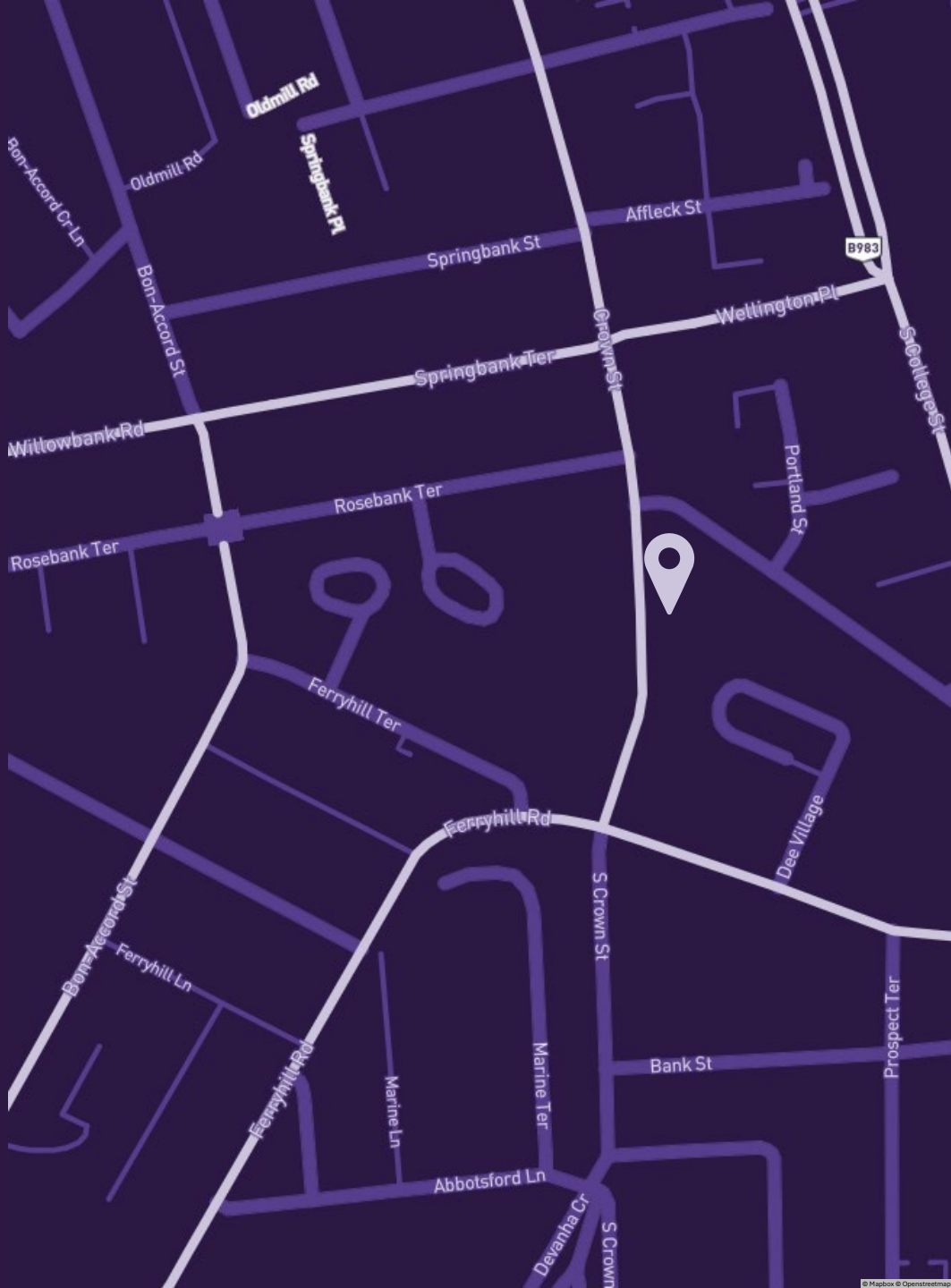
Location

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

AREA	SQ.M	SQ.FT
Ground Floor	100.38	1,080
Basement	35.13	378
Total	**135.51**	**1,458**

Planning

Any interested parties should make their own enquiries to the local planning authority and satisfy themselves that their proposed use is permitted.

**Plans are provided for indicative purposes only and should not be relied upon*

Price

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

Rateable Value

The Valuation Roll shows a 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.

EPC

The property has an EPC rating of F99.

VAT

All monies quoted are exclusive of any VAT which will not be payable.

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.

Viewing & Offers

All offers should be made in writing to the sole agents

FG B

Lisa Cowie
t: 01224 597 536
e: lisa.cowie@fgburnett.co.uk

Sophie Evans
t: 01224 597 525
e: sophie.evans@fgburnett.co.uk

01224 572 661 | fgburnett.co.uk

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