



FG Burnett

To Let / For Sale

19 North Esplanade West

Aberdeen, AB11 5RJ

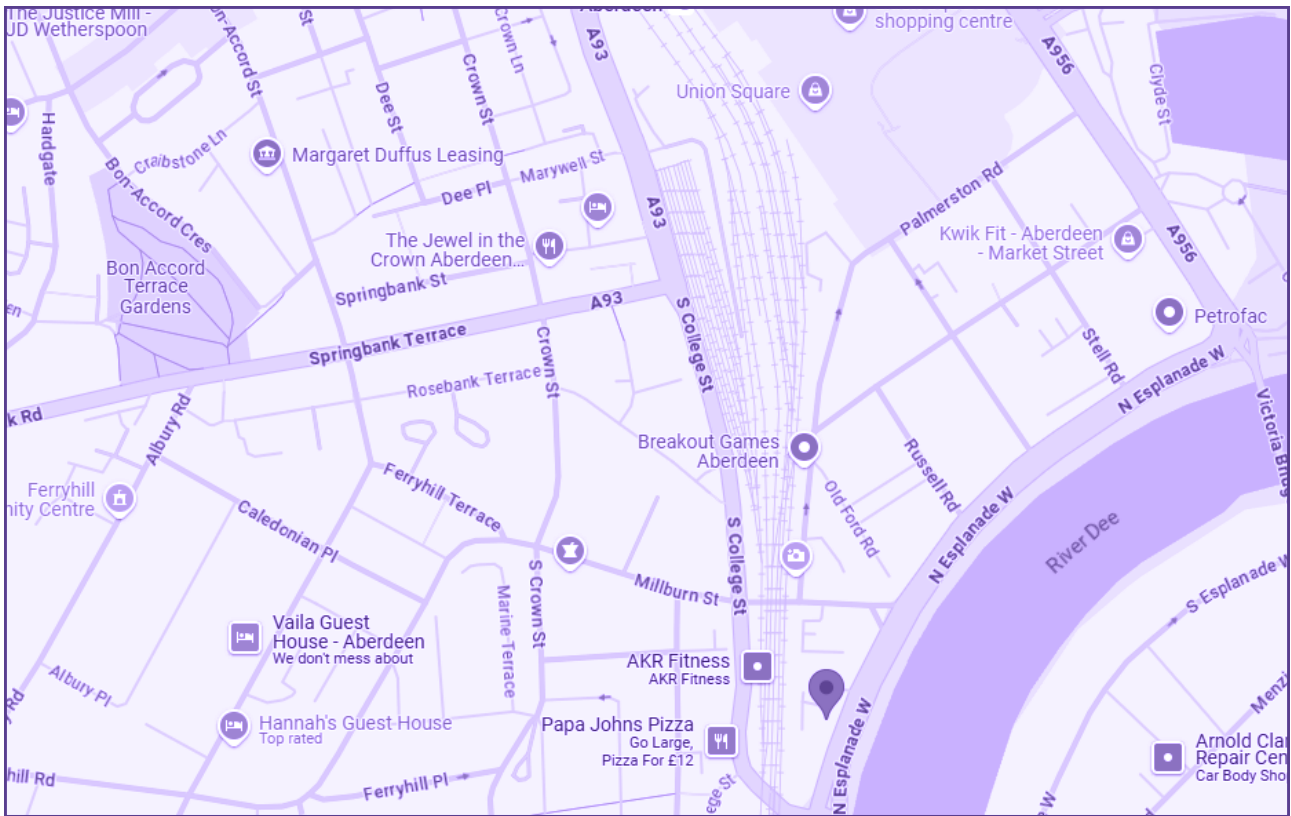
351.6 sq.m | 3,785 sq.ft

- High profile roadside location in City Centre
- Parking for 17 cars to the rear



All enquiries:
01224 572 661

fgburnett.co.uk



Location

The property occupies a prominent position on the Western side of North Esplanade West within Aberdeen City Centre. North Esplanade West is a main arterial route adjacent to the River Dee. The location is mixed use, including filling station, car wash, vehicle maintenance, prime offices and industrial occupiers. Union Square Shopping Centre is located a short distance to the North.

Description

The subjects comprise a single storey building of block / facing brick construction having a pitched and clad roof. There is a feature entrance and frontage to North Esplanade West. The property benefits from a car park to the rear having a shared access from the main road.

Internally the property is in need of some refurbishment and reconfiguration to suit a new occupier. There is a gas supply.

Accommodation

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

Ground Floor	351.6 sq.m	3,785 sq.ft
---------------------	-------------------	--------------------

Rent

£40,000 pa.

Lease Terms

The property is available on the basis of a new occupational lease for a duration and on terms to be agreed.

Price

On application. The property is held on a ground lease. Further information upon request.

Rateable Value

The Valuation Roll shows a proposed Rateable Value of £37,750 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

F87. Copy available on request.

VAT

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

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.





Viewings & Offers

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

Richard Noble

t: 01224 597 528

e: richard.noble@fgburnett.co.uk

Lisa Cowie

t: 01224 597 536

e: lisa.cowie@fgburnett.co.uk



fgburnett.co.uk

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 Her Majesty's Stationery Office. © Crown Copyright PU 100017316.

No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants where rents are above a certain level. Where this applies, a request for information will be made at the appropriate time.