



For Sale / May Let

FG Burnett

20 Back Wynd

Aberdeen, AB10 1JP

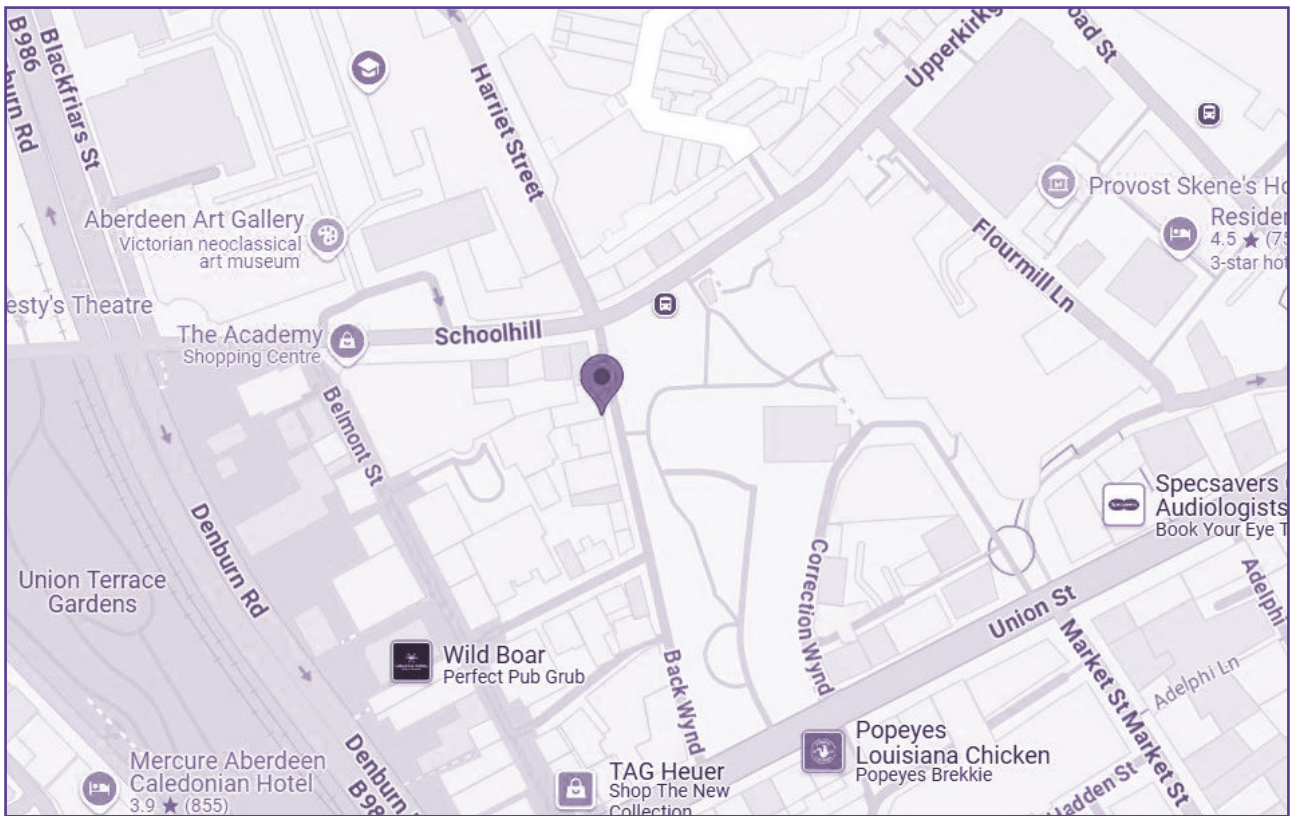
246.2 sq.m | 2,649 sq.ft

- City Centre Open Plan Offices
- Potential Development Opportunity



All enquiries:
01224 572 661

fgburnett.co.uk



Location

The property lies on the west side of Back Wynd, in the heart of Aberdeen's city centre. Back Wynd adjoins Union Street, Aberdeen's primary retail thoroughfare, and Schoolhill where Robert Gordons College and the Bon Accord Shopping Centre can be found. The property is within a retail-orientated area and therefore benefits from close proximity to multi-storey car parks and eateries.

Surrounding occupiers include White Stuff, Boots, Bank of Scotland, Nandos, Costa and Aberdeen Art Gallery.

Description

The subjects comprise self contained, mid terraced office accommodation over first and second floors within a 3 storey building, constructed from traditional granite stonework under a pitched and slated roof. Access is at ground floor level with a stairwell leading to the accommodation. A self contained retail unit is located within the ground floor. Natural daylight is by way of large timber casement windows while artificial light is by way of various internal light fitments.

WC and kitchen facilities are located on the first floor, with the addition of a meeting room on the second floor.

Planning

The subjects are covered under the Aberdeen City Local Development Plan 2023. Within the adopted plan, the subjects are located within an area designated as 'City Centre Retail Core' (VC4).

The subject is Category B listed and lies within the City Centre Conservation Area.

The property presents a potential residential development opportunity, subject to planning permission being obtained.

Floor Area

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

First Floor	123.3 sq.m	1,327 sq.ft
Second Floor	122.9 sq.m	1,322 sq.ft
Total	246.2 sq.m	2,649 sq.ft

Use

The property currently falls under Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended).

Price/Rent

On application.

Rateable Value

The Valuation Rolls shows a proposed Rateable Value of £15,500 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

Copy available on request.

VAT

Any figure quoted is exclusive of VAT.

Legal Costs

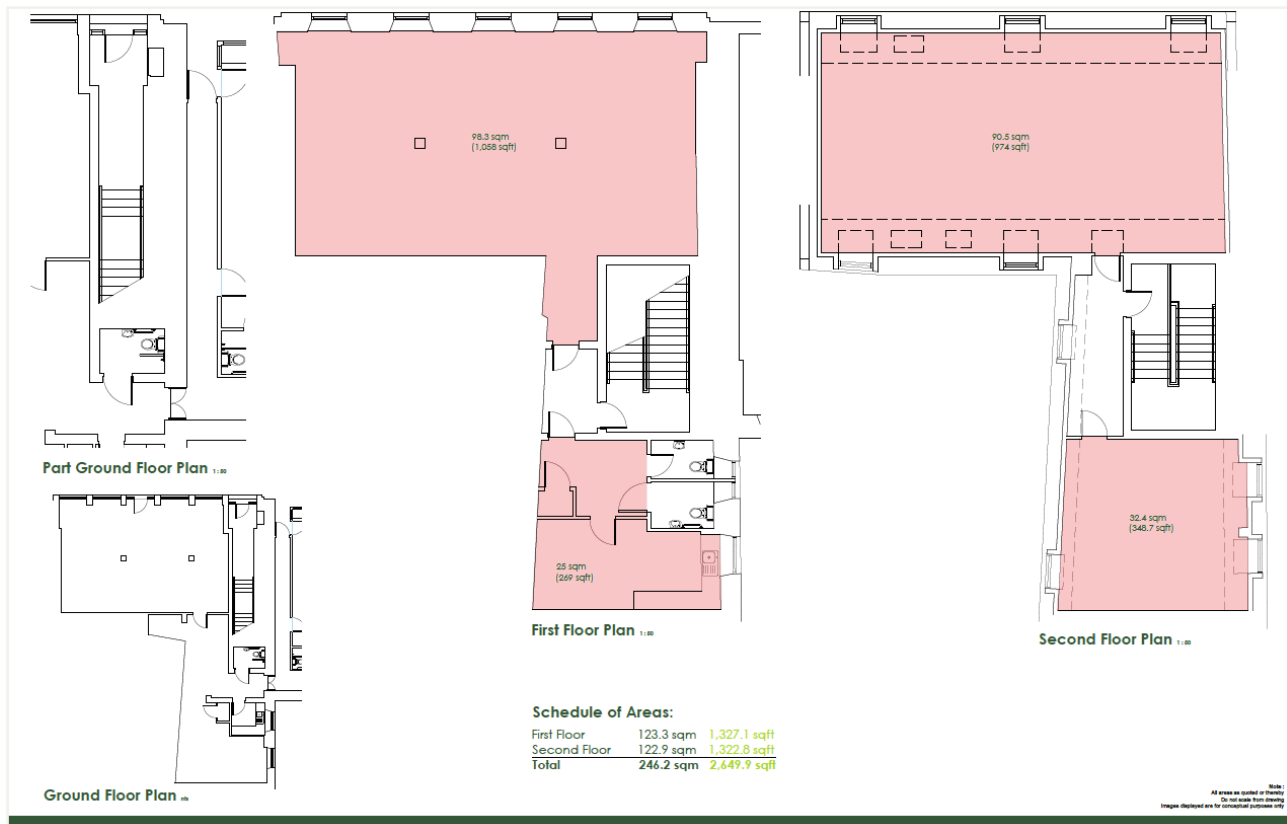
Each party will bear their own legal costs. The ingoing occupier will be responsible for any LBTT and Registration Dues.

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.

Graeme Nisbet

t: 01224 597 532

e: graeme.nisbet@fgburnett.co.uk

Hollie Stevenson

t: 01224 597 533

e: hollie.stevenson@fgburnett.co.uk



fgburnett.co.uk

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