



FG[®] Burnett

For Sale / May Let

201 Hardgate

Aberdeen, AB11 6YB

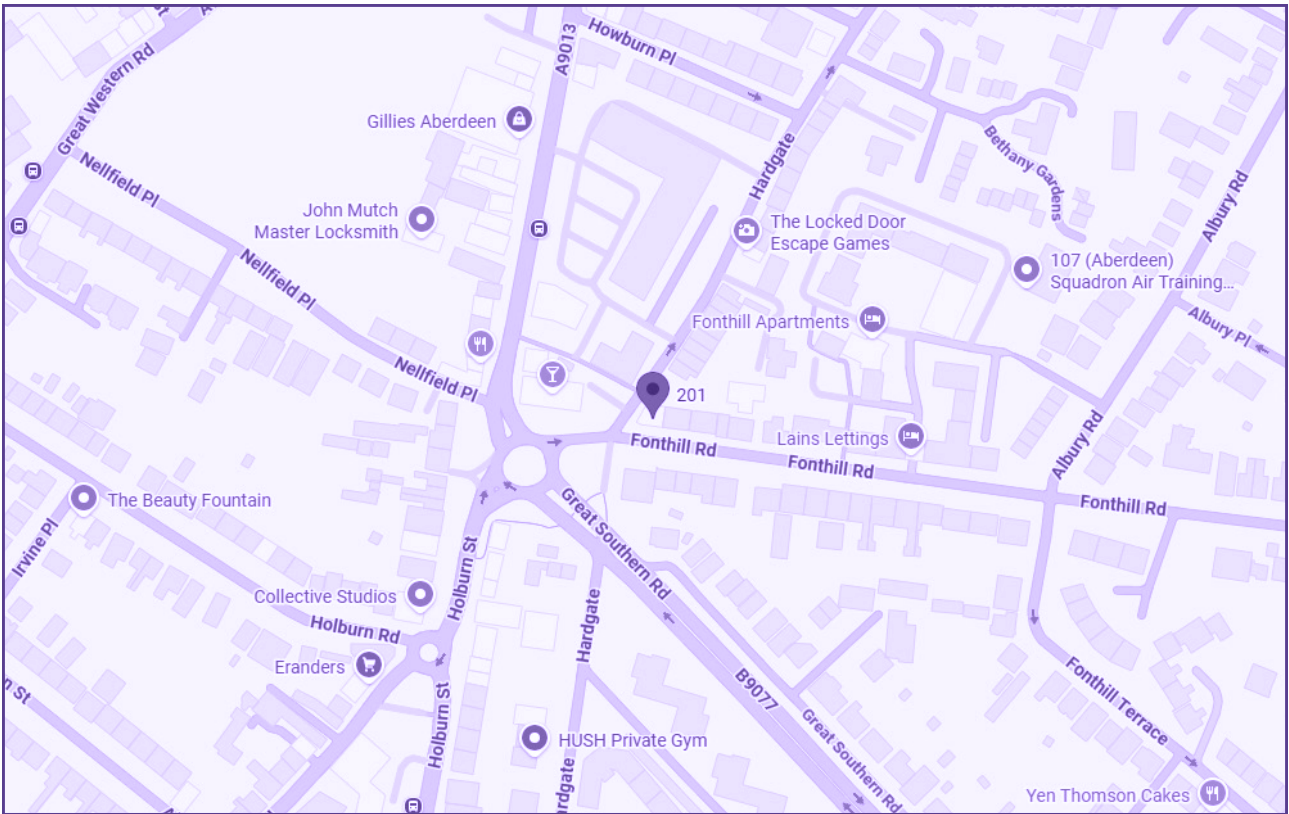
49.44 sq.m | 532 sq.ft

- Ground floor retail unit with basement
- VAT not applicable
- May qualify for 100% rates relief under the Small Business Bonus Scheme

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All enquiries:
01224 572 661

fgburnett.co.uk



Location

The subjects are located on the east side of Hardgate, at the corner of the junction with Fonthill Road. Hardgate lies to the southwest of Aberdeen city centre, a short distance from Holburn Junction, within an established mixed-use area in which ground floor commercial units sit beneath upper floors in residential use.

Surrounding occupiers include Holburn Bar, Goldstar Records, NY Skin Clinic and Tesco Express.

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	34.63 sq.m	373 sq.ft
Basement	14.81 sq.m	159 sq.ft
Total	49.44 sq.m	532 sq.ft

Description

The subjects comprise a ground floor retail unit with basement, forming part of a traditional granite tenement. Access is taken from a recessed timber doorway, with the frontage formed by plate glass windows set within timber frames.

Internally, the ground floor is fitted out with laminate flooring, painted plasterboard walls and ceiling, LED and fluorescent lighting, and gas fired central heating.

The basement provides storage accommodation with a concrete floor and a head height of approximately 2 metres, together with a mains water supply. Access is by way of a hatch and timber ladder.

The property benefits from a WC, shared with the neighbouring unit, and the use of a shared rear garden. The property also benefits from its own private shed providing further storage.

The property is served by mains gas, electricity and water. On-street parking is available in the vicinity.

Price

£60,000.

Lease Terms

Our clients may consider a letting of the subjects. The property is available on a new full repairing and insuring lease for a term to be agreed. Any long-term lease agreement will be subject to periodic upward only rent reviews.

Rateable Value

The Rateable Value effective from 1 April 2026 is £6,200.

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

Planning and Use

We understand the subjects benefit from Class 1A consent under the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended). The property is not listed and lies within the Ferryhill Conservation Area. Interested parties should make their own enquiries with the Local Planning Authority.

EPC

Due to the small size of the unit, an Energy Performance Certificate is not required under current regulations.

VAT

The subjects have not been elected for VAT and accordingly VAT will not be payable on the purchase price or rent.

Legal Costs

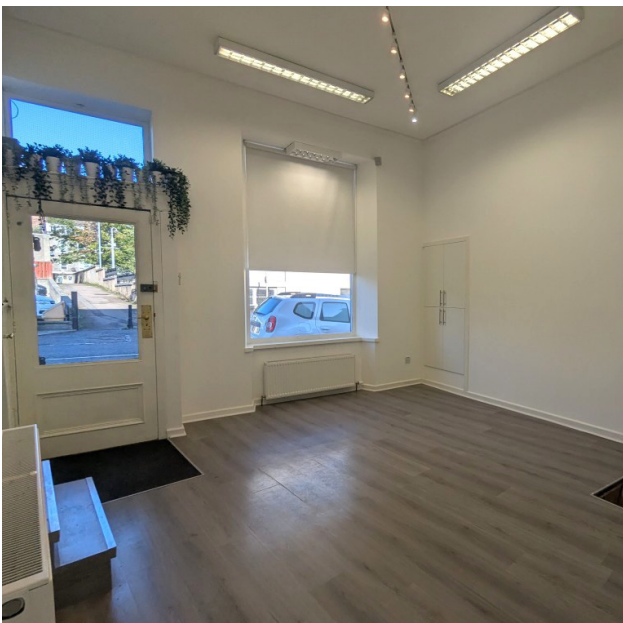
Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

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.

Jan Witte

t: 01224 597 524

e: jan.witte@fgburnett.co.uk

Lisa Cowie

t: 01224 597 536

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