

FG Burnett

For Sale

210-212 King Street

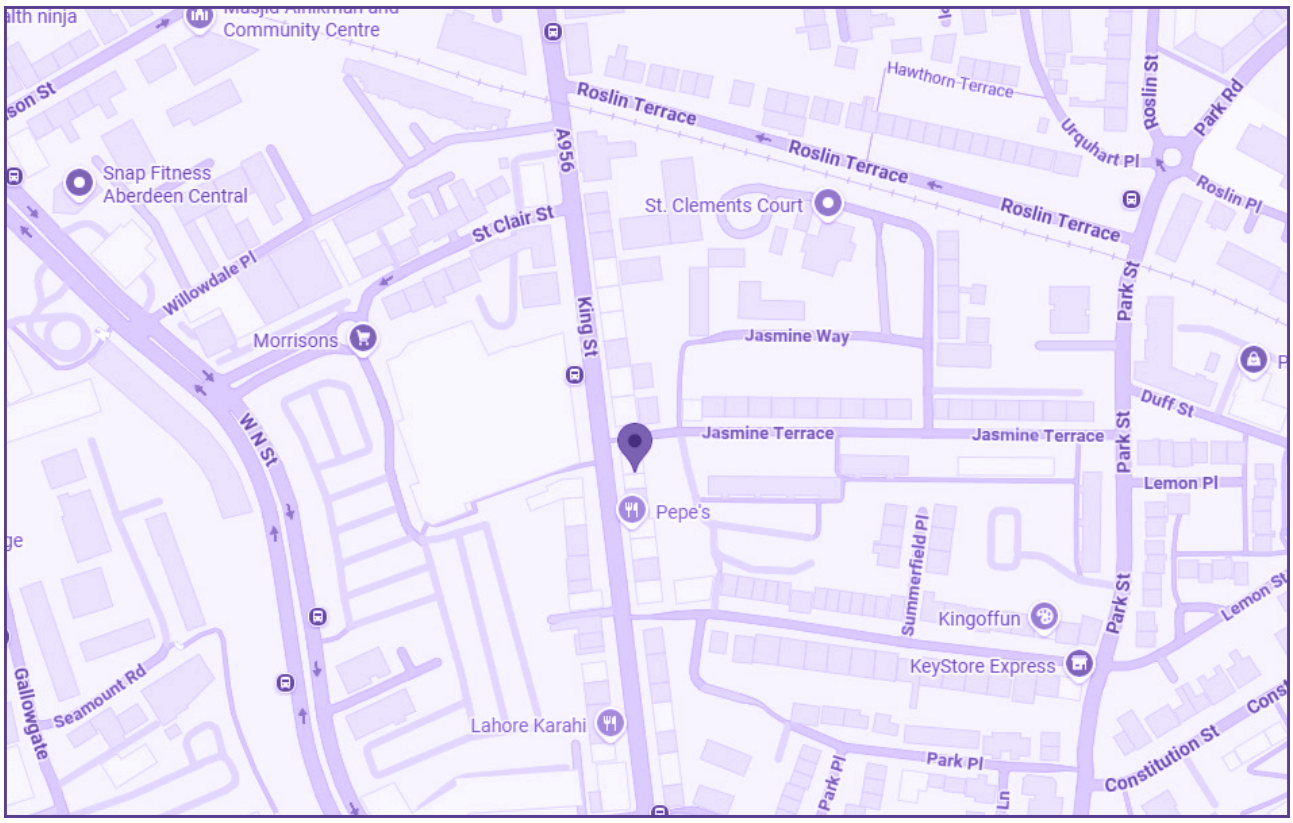
Aberdeen, AB24 5BH

106.3 sq.m | 1,144 sq.ft

- Ground & Basement Retail Unit
- Occupying a prominent corner position
- No VAT applicable

All enquiries:
01224 572 661

fgburnett.co.uk



Location

The property occupies a prominent position on King Street with a return frontage onto Jasmine Terrace, providing good visibility from both thoroughfares. The presence of Morrisons Supermarket as a key anchor operator helps drive regular footfall, complemented by a strong mix of independent businesses providing a range of convenience retail and food offerings. The subject also benefits from close proximity to the University of Aberdeen.

Surrounding occupiers include Morrisons, Pepe's, The King Street Chipper, Pizza Hut, and Scotia Bar.

Description

The property comprises the ground and basement floors of a traditional three-storey plus attic and basement building of block construction which sits under a mansard roof incorporating dormer projections. The exterior features a return frontage onto both Jasmine Terrace and King Street, with access into the property provided from King Street.

Internally, the ground floor provides predominantly open-plan retail accommodation, comprising a main sales area with ancillary staff facilities to the rear, together with a single WC. At basement level, there is additional storage accommodation provided, which is accessed from a fixed timber stair.

The subject benefits from modern LED lighting throughout.

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	70.2 sq.m	756 sq.ft
Basement	36.1 sq.m	388 sq.ft
Total	**106.3 sq.m**	**1,144 sq.ft**

Price

£120,000 exc VAT for our clients heritable interest.

Rateable Value

The Rateable Value effective from 1 April 2026 is £12,750.

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

B22. 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.

FG B



Viewings & Offers

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

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

Lisa Cowie
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