

FOR SALE:  
RETAIL INVESTMENT

22

Back Wynd  
ABERDEEN

*Prime City Centre  
Retail unit*

*Attractive Ground  
Floor retail unit*

*Let to White Stuff*



*Retail investment opportunity comprising a well-located unit in Aberdeen city centre, let to White Stuff.*

KEY FEATURES

- Let to White Stuff Limited
- Since 1985, an independent lifestyle brand with over 150 stores and concessions in the UK
- Creditsafe Rating of 96A, very low risk
- Core city centre location near Bon Accord Shopping Centre
- FRI lease to 14/2/2028
- £35,000 pa
- Tenant break from 15/8/2026
- Offers over £310,000 exclusive of VAT
- NIY 10.95%



# 22 Back Wynd

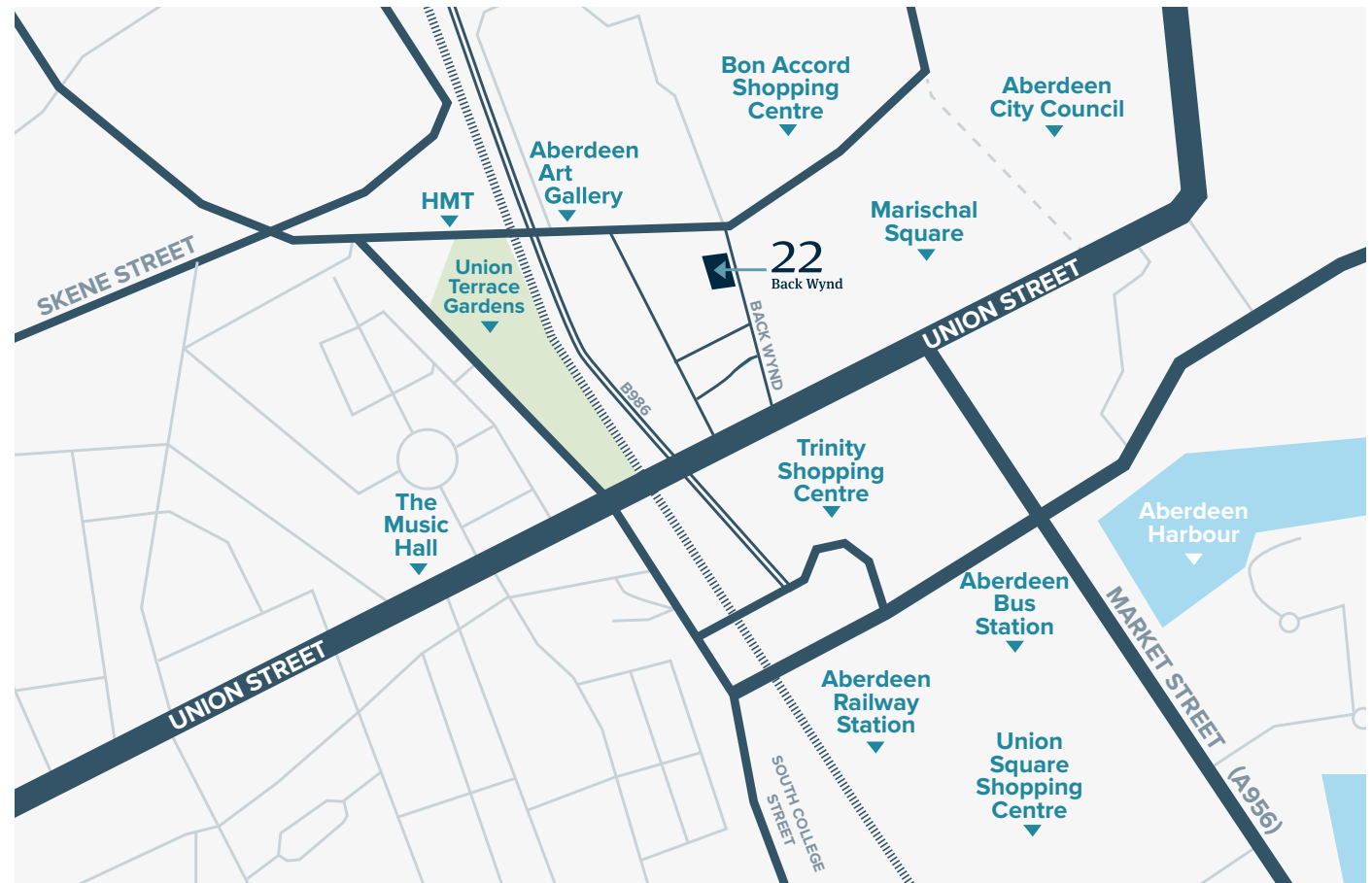
ABERDEEN

## Location

The property is situated on Back Wynd in the heart of Aberdeen city centre, a well-established retail pitch linking Union Street with the Schoolhill area. The surrounding location benefits from strong footfall with a mix of national and local occupiers, as well as close proximity to key amenities including Aberdeen Art Gallery and a range of leisure and hospitality offerings.

## Description

The subjects comprise a ground floor retail unit forming part of a traditional granite building, arranged over ground, first, and attic floors under a pitched roof with dormer projections. The unit benefits from a traditional retail frontage with display windows and a recessed door. Internally, the accommodation comprises an open-plan sales area with ancillary storage and staff facilities.



*Excellent retail opportunity near Bon Accord Centre, Aberdeen Art Gallery and Marischal Square, benefitting from good levels of footfall within a prime city centre location.*



## Accommodation

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

**Ground Floor**  
**127.0 sq m (1,367 sq ft)**

We have calculated an ITZA of 106.4 sq m (1,145 sq ft)

### Tenancy

White Stuff has been in occupation since 2009 and the lease has been extended from 15/2/2025 to 14/2/2028 at a rental of £35,000 per annum. The lease is held on FRI terms and the tenant has a rolling break from 15/8/2026, on 5 months notice.

### Covenant Information

White Stuff Limited have a Creditsafe rating of 96A, very low risk.

White Stuff Limited	31-3-24	31-3-23	31-3-22
Turnover	£163,646,000	£150,709,000	£147,105,000
Pre-Tax Profit	£6,241,000	£4,659,000	£362,000
Shareholder Funds	£27,067,000	£22,239,000	£19,070,000



No 22

White Stuff

White  
Stuff

20

2 FOR £40  
SELECTED TEES

22

22

SUMMER  
VISION BOAT

*Prominent  
Aberdeen Retail  
Investment.*

# 22 Back Wynd

ABERDEEN

## Price

£310,000 excl. VAT

## Planning

The subjects are Category B Listed.

## Rateable Value

Current assessment £28,500. Any new occupier has a right of appeal against the Rateable Value. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force.

Further information is available from FG Burnett or from the Aberdeen City Council website (<https://www.aberdeencity.gov.uk/services/business-and-licensing>).

## EPC Rating

B:25

## VAT

The property has been elected for VAT and it is anticipated the sale will be treated as a Transfer of a Going Concern.

## Anti-Money Laundering (AML)

To satisfy HMRC and RICS guidance FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks, to satisfy AML requirements when Heads of Terms are agreed.

## Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction. The ingoing tenant or purchaser will be responsible for any LBTT and registration dues applicable.



**FG Burnett**

**All offers and viewing enquires to the sole letting agents.**

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