



FG Burnett

To Let

22 Rose Street

Aberdeen, AB10 1UA

31.31 sq.m | 337 sq.ft

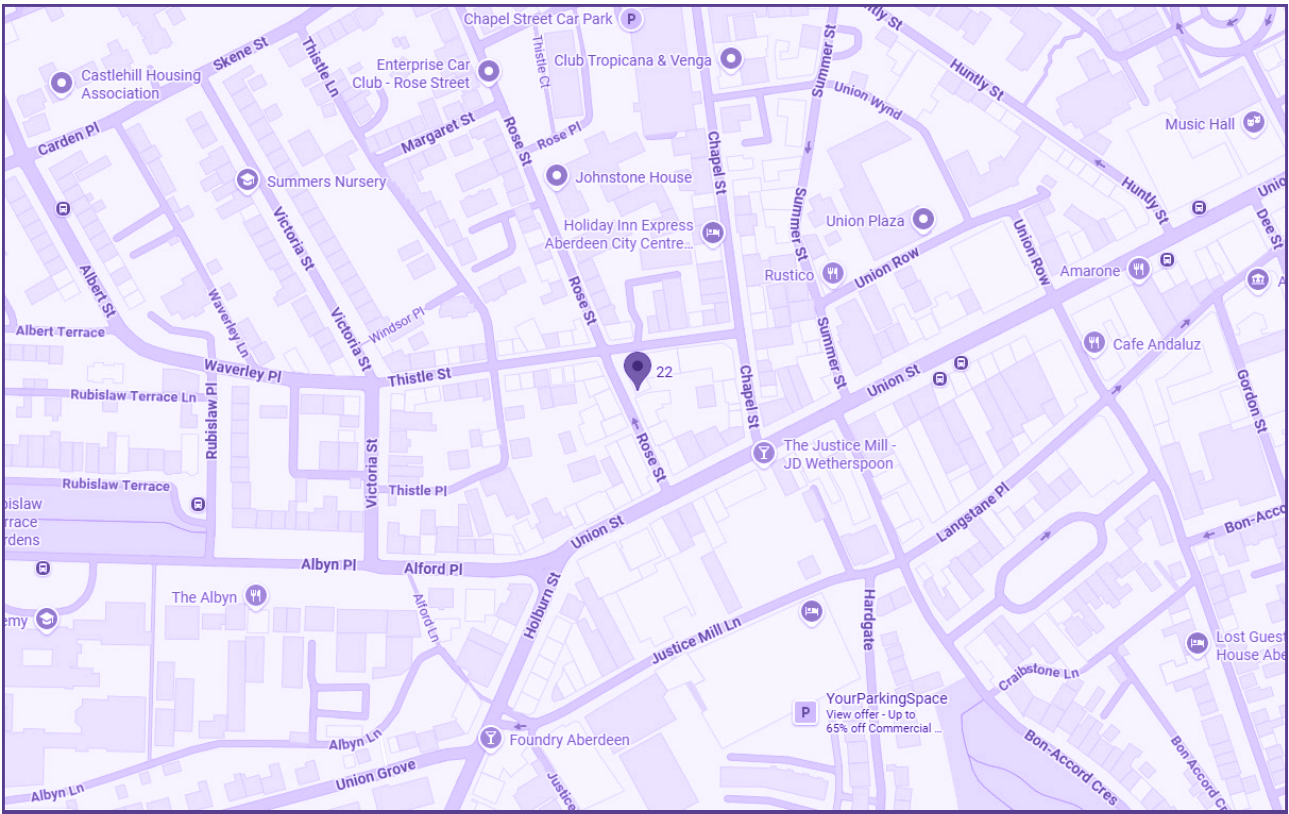
- Ground floor retail unit with existing cafe fit out
- Located within a vibrant retail stretch close to Union Street
- May qualify for 100% rates relief under the Small Business Bonus Scheme

X | f | in

All enquiries:

01224 572 661

fgburnett.co.uk



Location

The subject is located on the east side of Rose street, which adjoins Union Street, Aberdeen’s primary retail thoroughfare. By virtue of its location, the property benefits from close proximity to The Silver Fin and The Capitol offices, which are just a 2-minute walk away.

Types of surrounding occupiers include a diverse variety of local businesses which include: Foodstory, CUPP Bubble Tea, The Bread Guys Bakery, Bloom Salon, Bhan Thai, The Light of Bengal and Mediterranean.

Description

The subjects comprise a ground floor retail unit within a two-storey building of block construction. The property sits beneath a pitched and hipped roof. The unit benefits from a traditional glazed retail frontage and a timber entrance door.

Internally, the unit comprises an open plan sales area and a single WC. There is an existing café fit out in situ, with a designated kitchen area, a level of extraction, food prep and servery counters, units and fridges/freezers. There is currently no gas supply to the unit.



Accommodation

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

Ground Floor	31.31 sq.m	337 sq.ft
---------------------	-------------------	------------------

Rent

£11,000 per annum exc VAT.

Lease Terms

The property is offered on a To Let basis on Full Repairing and Insuring terms for a period to be agreed. Any term in excess of 5 years will incorporate periodic upward only rent reviews.

Rateable Value

The Valuation Roll shows a Rateable Value of £9,200 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

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

EPC

E64. Copy available on request.

VAT

VAT will be payable in addition to 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.



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 His 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, a request for information will be made at the appropriate time.