



FG[®] Burnett

For Sale

225 Union Street

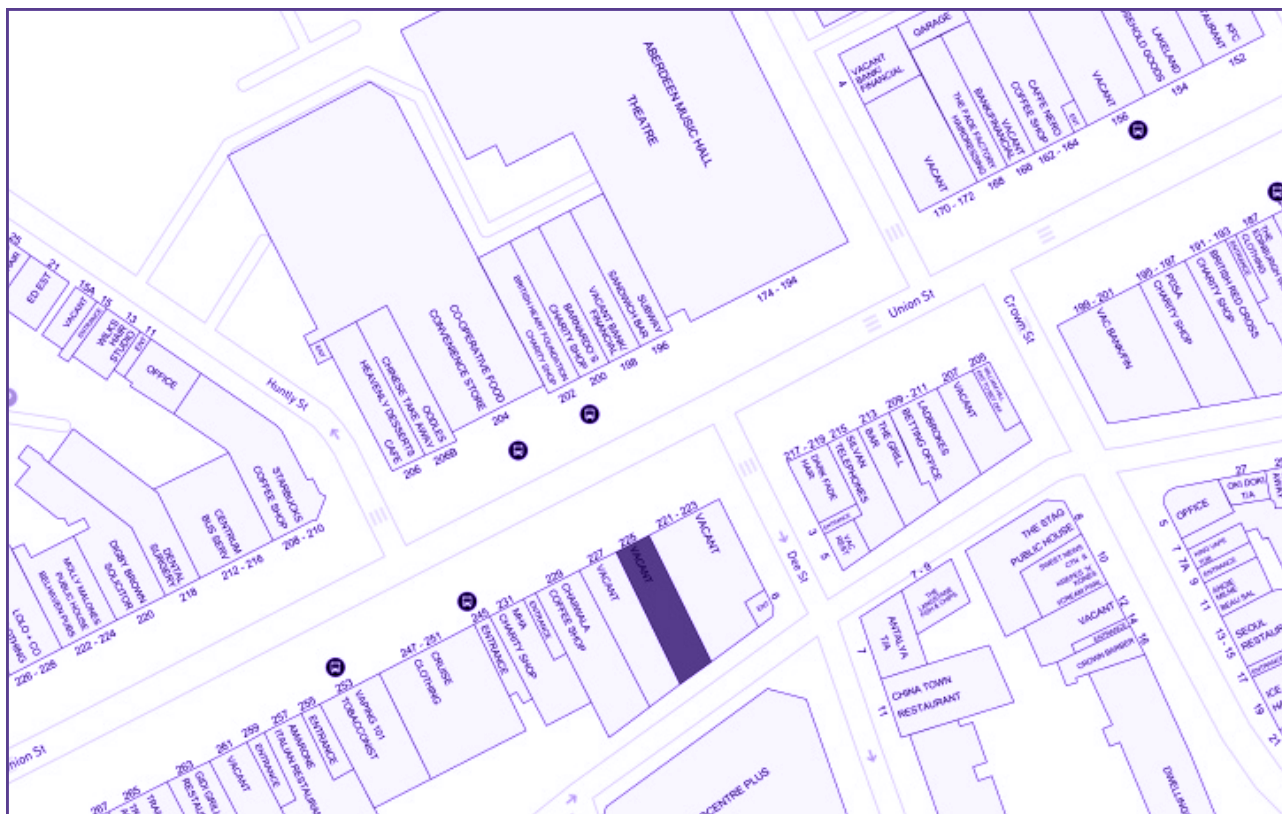
Aberdeen, AB11 6BQ

82.17 sq.m | 884 sq.ft

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All enquiries:
01224 572 661

fgburnett.co.uk



Location

The subjects are located on the south side of Union Street, Aberdeen's main commercial thoroughfare. Occupiers in the vicinity include Chaiiwalla, Cruise, Amarone, Co-op and Starbucks. The City's popular venue the Music Hall is located opposite the subjects.

Accommodation

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

Ground Floor	82.17 sq.m	884 sq.ft
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Description

The subjects comprise part of the ground floor of a three storey, attic and basement building of granite construction. The property has a timber shopfront. Internally, the property provides sales accommodation together with rear storage and staff facilities. There is rear access from Langstane Place.

Planning

The subjects are Category B listed and lie within a Conservation Area.

Price

Offers over £125,000.

Union Street Empty Shops Grant Scheme

Tenants/purchasers may qualify for a grant of up to 50% of project costs for eligible physical works and reconfiguration with a maximum award amount of £35,000. For further information email unionstreet@aberdeencity.gov.uk or go to <https://www.aberdeencity.gov.uk/services/services-business/empty-shops-grant-scheme>

Rateable Value

The Rateable Value effective from 1 April 2023 is £19,750.

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

G. Copy available on request.

VAT

VAT will be payable on the sale price.

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

Upon conclusion of legalities.





Viewings & Offers

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

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