



For Sale

FG Burnett 227 Union Street

Aberdeen, AB11 6BQ
104.73 sq.m | 1,127 sq.ft



Location

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

Accommodation

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

Ground Floor	96.03 sq.m	1,033 sq.ft
First Floor	8.70 sq.m	94 sq.ft
Total	104.73 sq.m	1,127 sq.ft

Description

The subjects comprise the ground and part of the first floor of a three storey attic and basement building of traditional granite construction. The property has a timber shopfront. Internally, the property provides sales and stock areas at ground floor and staff facilities on the first floor. The property has rear access onto Langstane Place.

Planning

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

Price

Offers over £135,000.

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 £22,750.

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.

Lisa Cowie

t: 07597 581 619

e: lisa.cowie@fgburnett.co.uk

Richard Noble

t: 01224 597 528

e: richard.noble@fgburnett.co.uk



fgburnett.co.uk

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