



CITY CENTRE OFFICE SUITES

IN CLOSE PROXIMITY TO GEORGE STREET AND BON ACCORD SHOPPING CENTRE

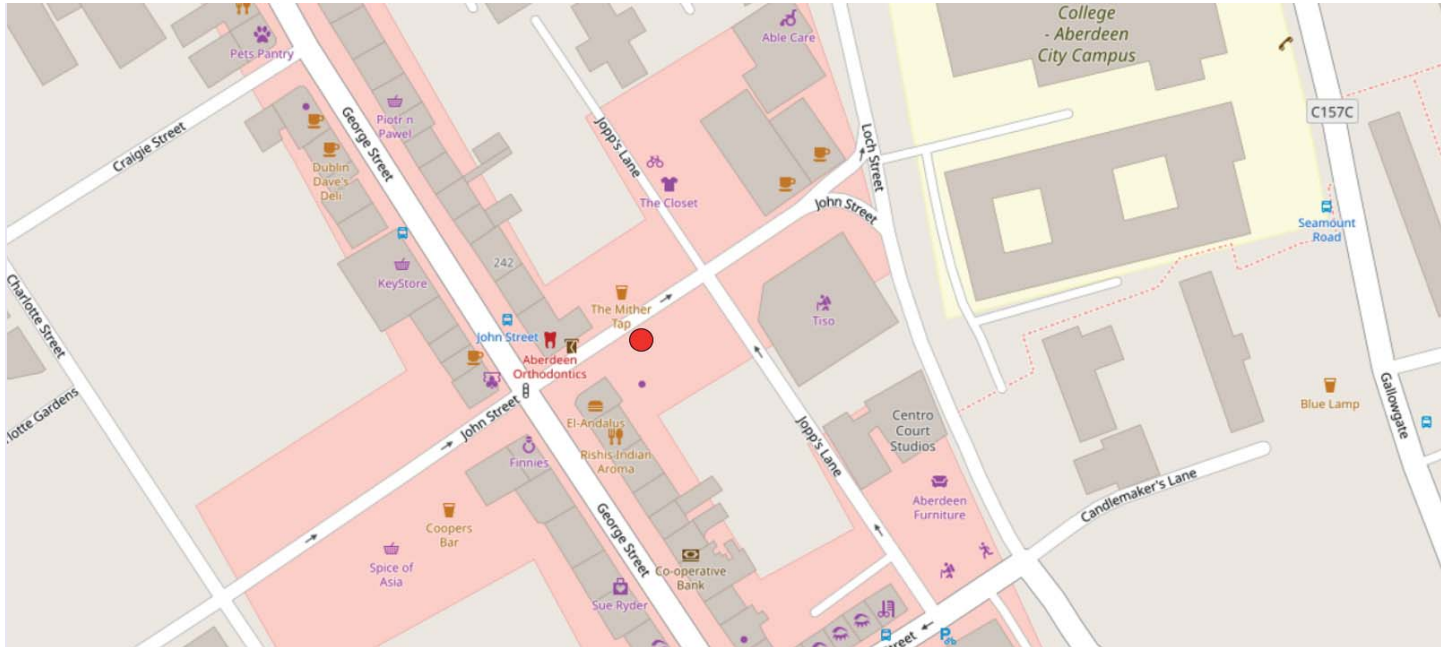


TO LET  
**27 John Street**

Aberdeen, AB25 1BT | From 60.7 - 250.9 sq.m (654 - 2,701 sq.ft)

To request a viewing call us on 01224 572661

**FGBURNETT.CO.UK**



## CITY CENTRE OFFICE SUITES

### IN CLOSE PROXIMITY TO GEORGE STREET & BON ACCORD SHOPPING CENTRE

#### LOCATION

27 John Street lies within the heart of Aberdeen City Centre with close proximity to George Street and within walking distance to the Bon Accord Shopping Centre.

By virtue of the location, the property benefits from an array of local amenities and excellent transport links. Neighbouring occupiers include North East Scotland College main city campus, Finnie's The Jeweller, and Tiso.

#### DESCRIPTION

The property comprises a 3 storey and attic building of block construction with a pitched slated roof over. Internally the accommodation comprises three self contained office suites with the following specification: -

- Carpeted throughout
- Papered/painted plasterboard walls
- Fluorescent strip and pendant lighting
- Electric heating
- Welfare facilities
- Secure door entry system

Car parking available.

#### FLOOR AREAS

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

First Floor	94.9 sq.m	1,021 sq.ft
Second Floor	95.3 sq.m	1,026 sq.ft
Third Floor	60.7 sq.m	654 sq.ft
<b>Total</b>	<b>250.9 sq.m</b>	<b>2,701 sq.ft</b>

#### RENT

On application.

#### RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is:-

First Floor:	£9,300
Second Floor:	£8,500
Third Floor:	£4,000

#### RATES DETAIL

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](http://www.saa.gov.uk)



## LEASE TERMS

The premises are available To Let on a Full Repairing and Insuring lease for a period to be agreed.

## EPC

A copy of the EPC is available from the letting agents.

## VAT

The rent quoted is exclusive of VAT.

## LEGAL COSTS

Each party will bear their own legal costs associated with the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.

## ENTRY

By agreement upon conclusion of legal missives.

## VIEWING & OFFERS

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

### HOLLIE STEVENSON

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### GRAEME NISBET

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