

FG Burnett

To Let

27 John Street

Aberdeen, AB25 1BT

From 60.7 - 250.9 sq.m | (654 - 2,701 sq.ft)

- Fully Refurbished City Centre Office Suites
- In Close Proximity to George Street & Bon Accord Shopping Centre
- Suitable for a Variety of Uses, Subject to Planning

All enquiries:
01224 572 661

fgburnett.co.uk



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 granite construction with a pitched slated roof over. Internally the accommodation comprises three open plan self contained office suites across each of the upper floors which have been fully refurbished to provide the following specification:-

- Highly efficient electric panel heating system throughout
- Ceiling mounted LED lighting panels
- New kitchen / tea prep facilities exclusive to each suite
- Newly carpeted and freshly painted throughout
- Secure car parking available with all suites.





Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the approximate net internal areas derived:

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
Total	**250.9 sq.m**	**2,701 sq.ft**

Use

The property currently falls under Class 4 use, however may be suitable for a variety of of uses, subject to planning.

Rent

On application.

Rateable Value

The Rateable Value effective from 1 April 2026 is:-

First Floor:	£8,300
Second Floor:	£7,700
Third Floor:	£3,600

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**

Lease Terms

The premises are available To Let on a Full Repairing and Insuring lease for a period to be agreed. Any long term lease will be subject to periodic upward only rent reviews.

EPC

A copy of the EPC is available on request.

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.

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

By agreement upon conclusion of legal missives.

FG B

Viewings & Offers

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

Sophie Evans

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Graeme Nisbet

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