

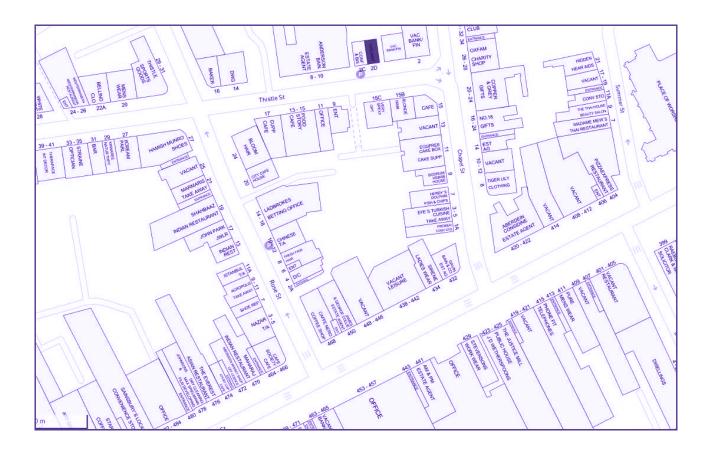
FG. Burnett

For Sale

2D Thistle Street

Aberdeen, AB10 1XZ 15.84 sq.m | 171 sq.ft

- Ground Floor City Centre Unit
- Suitable for a variety of uses



## Location

The property is situated on the north side of Thistle Street, adjoining Chapel Street and Rose Street, in Aberdeen's vibrant West End. Union Street, the city's principal commercial thoroughfare, is within a short walking distance.

Nearby occupiers include West End Chocolates, FoodStory, Almondine Café, Very Spexy Optical Boutique, and CUPP Bubble Tea.

# Description

This ground floor unit forms part of a traditional two-storey plus attic building and provides an open-plan retail space with WC at the rear.

The property benefits from direct access from Thistle Street, featuring a recessed internal door and timber-framed plate glass display window. Internally, the specification is simple, offering a versatile space suitable for a variety of uses.

### 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 15.84 sq.m 171 sq.ft



### **Price**

£60,000 exclusive of VAT for our client's heritable interest.

#### Rateable Value

The Rateable Value effective from 1 April 2023 is £4,900.

### **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**

Exempt from the requirement to provide an EPC.

#### VAT

All monies quoted are exclusive of VAT which may be payable.

# **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.

# **Viewings & Offers**

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

#### Lisa Cowie

- 07597 581 619
- e: lisa.cowie@fgburnett.co.uk

#### Sophie Evans

- t: 07591835657
- e: sophie.evans@fgburnett.co.uk





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.