



FG[®] Burnett

For Sale

2D Thistle Street

Aberdeen, AB10 1XZ

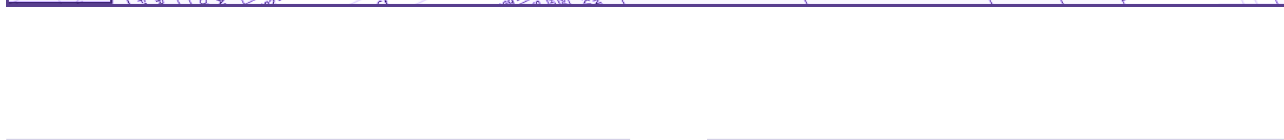
15.84 sq.m | 171 sq.ft

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

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All enquiries:
01224 572 661

fgburnett.co.uk



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.

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 subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:

Price

Price on application.

Rateable Value

The Valuation Roll shows a Rateable Value of £4,900 effective from 1st April 2026.

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.

Viewings & Offers

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

Lisa Cowie

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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.