FG Burnett

FOR SALE

2D Thistle Street
Aberdeen
AB10 1XZ

15.84 sq.m | 171 sq.ft

/// FUTURE.CHEEKS.HOPING



Location

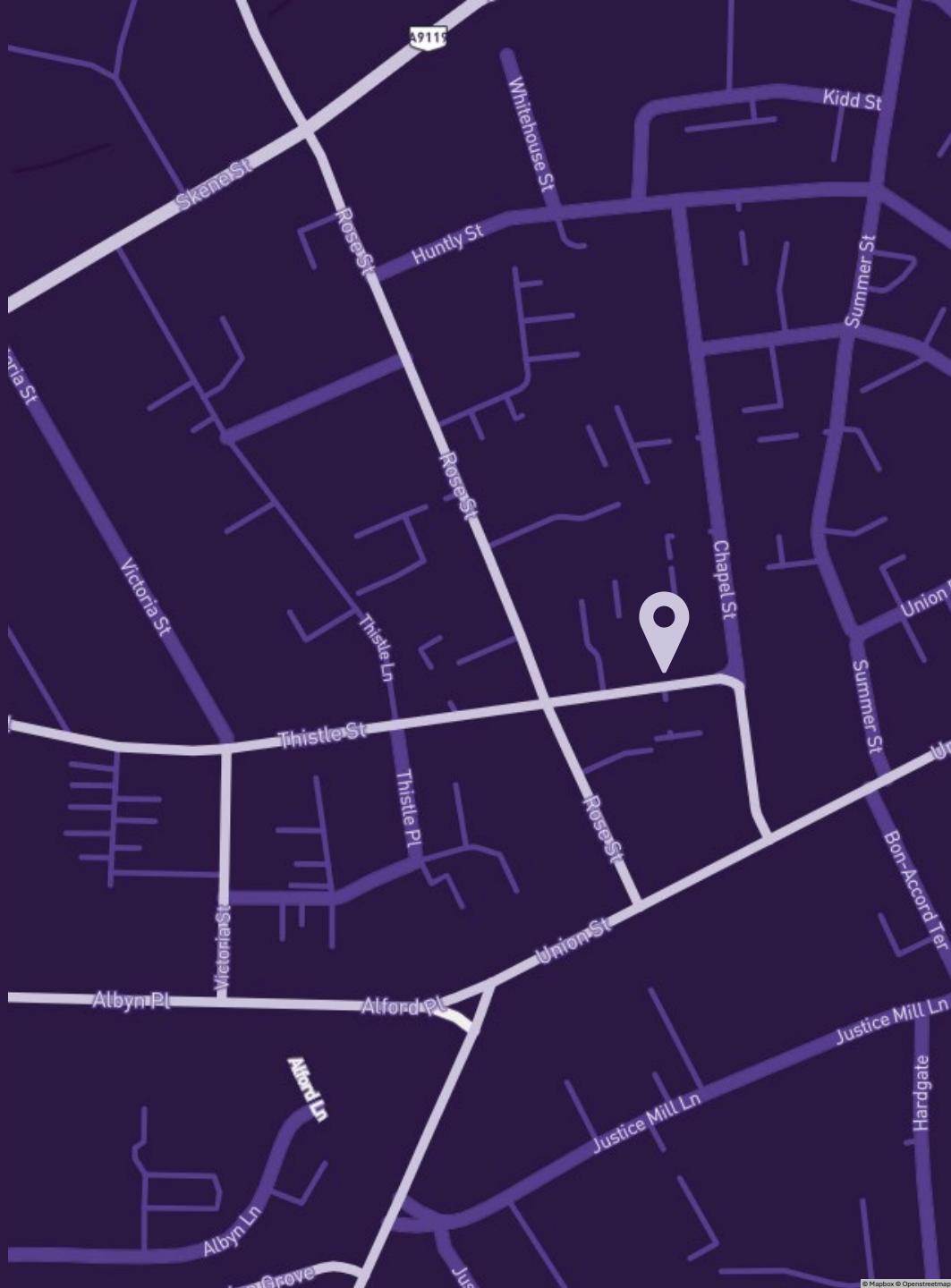
The property is situated on the north side of Thistle Street, adjoining Chapel Street and Rose Street, in Aberdeen's vibrant West End. Union Street, the city's principal commercial thoroughfare, is within a short walking distance.

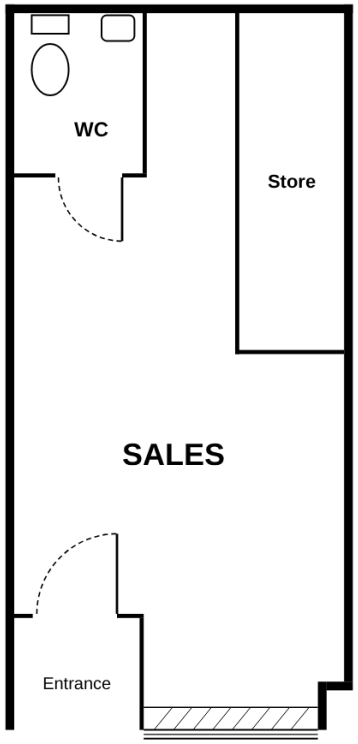
Nearby occupiers include West End Chocolates, FoodStory, Almondine Café, Very Spexy Optical Boutique, and CUPP Bubble Tea.

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.





Ground Floor

Not to scale. For identification purposes only.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal areas calculated:

AREA	SQ.M	SQ.FT
Ground Floor Total	15.84	171

Planning

Any interested parties should make their own enquiries to the local planning authority and satisfy themselves that their proposed use is permitted.

**Plans are provided for indicative purposes only and should not be relied upon*

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 any 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.

Viewing & Offers

All offers should be made in writing to the sole agents

FG B

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t: 01224 597 536
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