



FG Burnett

To Let

32 Guild Street

Aberdeen, AB11 6NB

129.48 sq.m | 1,392 sq.ft

- City centre retail unit
- Access into rear servicing yard from basement
- Open plan sales accommodation
- Suitable for a variety of uses (subject to planning)

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All enquiries:
01224 572 661

fgburnett.co.uk



Location

The property is situated on the north side of Guild Street, in the heart of Aberdeen City Centre. It lies adjacent to Union Square Shopping Centre and opposite Aberdeen Bus Station. The new market development, “Flint,” scheduled to open in 2027, is located within walking distance.

Nearby occupiers include Osman’s Cuts, Ladbrokes, Suma Restaurant & Cocktail Bar, The Craftsman, and the Tivoli Theatre.

Description

The subjects comprises a ground and basement retail unit within Custom House, a four-storey plus attic and basement building of traditional granite block construction with a mansard roof.

Internally, the ground floor provides an open plan sales area with a WC to the rear. The basement, accessed via a concrete staircase, offers basic storage accommodation with direct access to a rear servicing yard, which is accessed via Trinity Street.

Accommodation

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

Ground Floor	70.33 sq.m	756 sq.ft
Basement	59.15 sq.m	636 sq.ft
Total	129.48 sq.m	1,392 sq.ft



Rent

£16,000 per annum excluding VAT.

Lease Terms

The property is available on the basis of a full repairing and insuring (FRI) lease.

Long leases preferred but short term contracts will be considered. Any long term letting will be subject to periodic upward only rent reviews.

Rateable Value

The Valuation Roll shows a proposed Rateable Value of £19,750 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

G(113). Copy available on request.

VAT

VAT will be payable in addition to monies due under a lease of the premises.

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.

Viewings & Offers

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

Lisa Cowie

t: 07597 581 619

e: lisa.cowie@fgburnett.co.uk

Sophie Evans

t: 07591 836 657

e: sophie.evans@fgburnett.co.uk