



FG Burnett

To Let

32 St Andrew Street

Aberdeen, AB25 1JA

220.17 sq.m | 2,370 sq.ft

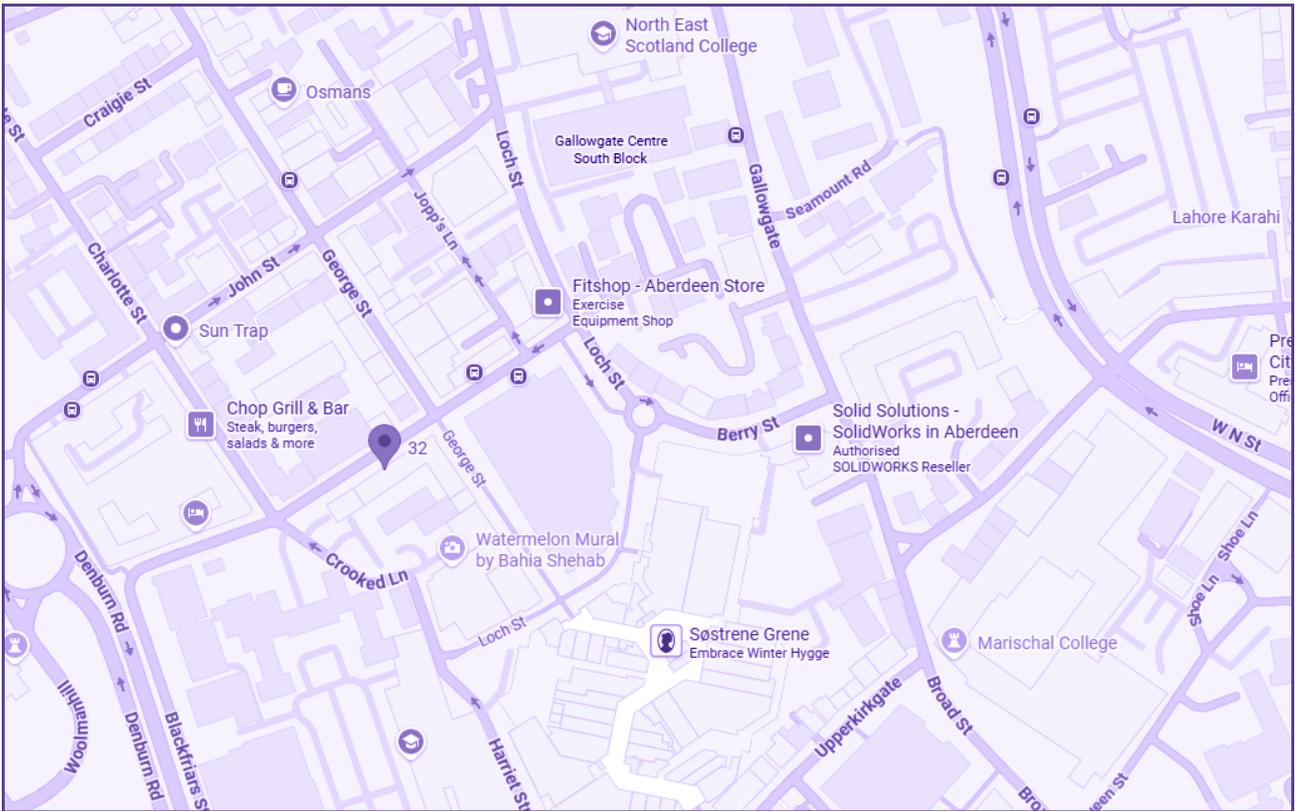
- Well configured city centre retail unit within close proximity to the Bon Accord Shopping Centre
- Benefits from a service yard
- May qualify for rates relief under the Small Business Bonus Scheme

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All enquiries:

01224 572 661

fgburnett.co.uk



Location

The property is located on the south side of St Andrew Street, perpendicular to George Street. The Bon Accord Shopping Centre is located just a short walk away, offering a significant footfall driver and two multi storey car parks providing 1,400 parking spaces. Major occupiers within the Bon Accord Centre include Boots, Next, New Look, Superdry and Pandora.

Surrounding occupiers within the area include Greggs, The Brow Houz, Pizzerella and Savers.

Description

The subject comprises a ground and basement retail unit within a three-storey attic and basement building of block construction, beneath a mansard style floor incorporating dormer projections. The unit benefits from a glazed retail frontage and a glazed, timber framed entrance door.

Internally, the unit comprises an open plan sales area with a tea prep, WC and fire escape into the service corridor located at the rear of the property. The basement is accessed via a fixed stair to the rear of the property, and provides storage/ancillary space alongside a secondary fire escape. The basement benefits from a generous head height of approximately 2.8 metres.

The service yard is located to the rear of the development, and accessed via Crooked Lane.

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	108.33 sq.m	1,166 sq.ft
Basement	111.84 sq.m	1,204 sq.ft
Total	220.17 sq.m	2,370 sq.ft

Rent

£21,500 per annum excluding VAT.

Lease Terms

The property is available on full repairing and insuring terms for a duration to be agreed. Any longer-term leases will incorporate periodic upward only rent reviews.

Rateable Value

The Rateable Value effective from 1 April 2023 is £18,000.

The Valuation Roll shows a draft value of £18,000 effective 1 April 2026.

Rates Details

Any incoming 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

Service Charge

The tenant shall be responsible for a service charge. Further information available on request.

EPC

E77. Copy available on request.

VAT

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

Legal Costs

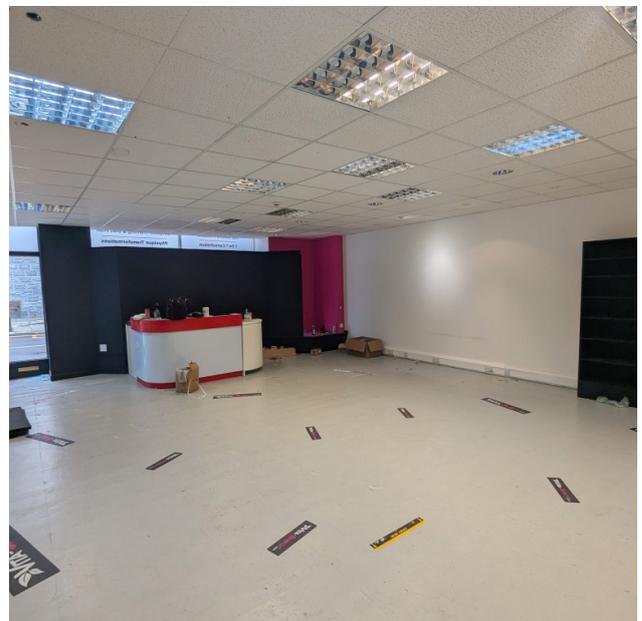
Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

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.

Entry

On conclusion of legal missives.





Viewings & Offers

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

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Sophie Evans

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