



FG Burnett

To Let

34 St Andrew Street

Aberdeen, AB25 1JA

190.40 sq.m | 2,049 sq.ft

- Well configured city centre retail unit
- Within close proximity to the Bon Accord Shopping Centre
- Benefits from service yard



All enquiries:

01224 572 661

fgburnett.co.uk



Location

The property is on the south side of St Andrew Street, off George Street, one of Aberdeen's primary retail thoroughfares. The Bon Accord Shopping Centre is located nearby, offering a significant footfall driver and 1,400 car parking spaces. Major occupiers in Bon Accord include Next, Boots, New Look and Waterstones.

The surrounding area includes a mix of local and national occupiers, including Greggs, Farmfoods and Savers.

Description

This well configured retail unit comprises part of the ground floor and basement of a three-storey attic and basement property. The property has a mansard style roof with dormer projections.

Internally, the ground floor provides sales area with a WC and small office to the rear.

The basement is accessed via a concrete stair and provides ancillary storage space and benefits from a head height of 2.63m approx.

The service yard can be accessed via a rear fire escape.



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	96.44 sq.m	1,038 sq.ft
Basement	93.96 sq.m	1,011 sq.ft
Total	190.40 sq.m	2,049 sq.ft

Rent

£19,500 excluding VAT.

Lease Terms

The property is available on full repairing and insuring terms for a duration to be agreed.

Any longer term lease will incorporate 5 yearly upward only rent reviews.

Rateable Value

The Rateable Value effective from 1 April 2023 is £15,000. The Valuation Roll shows a draft Value of £15,000 effective 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

Copy available on request.

VAT

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

Service Charge

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

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 joint agents.

Lisa Cowie

t: 01224 597 536

e: lisa.cowie@fgburnett.co.uk

Kevin Sims

t: 0141 471 9476

e: kevin@simsproperty.co.uk

Sophie Evans

t: 01224 597 525

e: sophie.evans@fgburnett.co.uk



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