



FG[®] Burnett

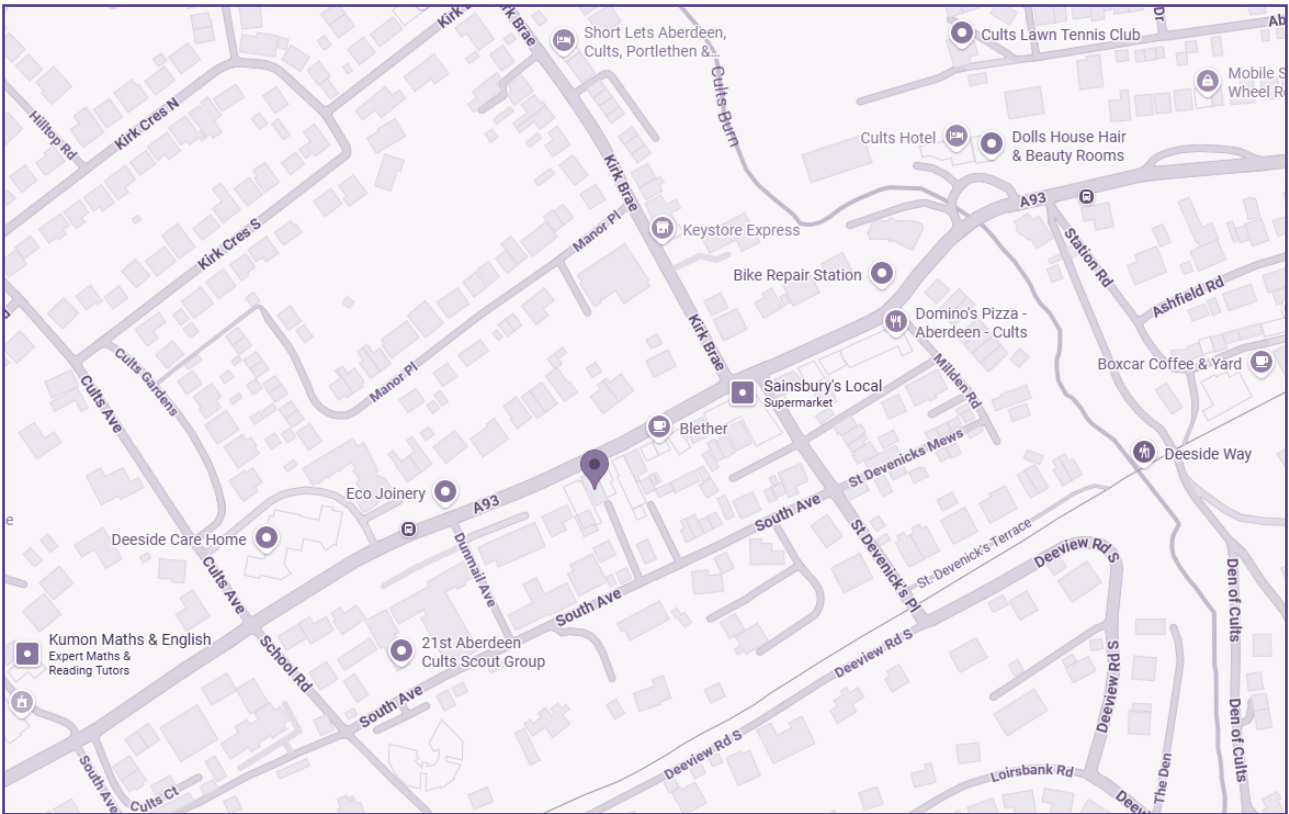
To Let

389 North Deeside Road

Cults, Aberdeen, AB15 9SX

175.92 sq.m | 1,893 sq.ft

- Newly refurbished basement and ground floor retail unit
- Located in affluent suburb of Cults
- Generous car parking close by
- Suitable for a variety of uses, subject to planning



Location

Located in the affluent suburb of Cults, the property is located on the south side of North Deeside Road and lies approximately 3.7 miles west of Aberdeen City Centre.

Nearby Occupiers include Tesco Express, Costa, Sainsbury's Local, Broomhill Nursery and Cults Pharmacy.

Description

The subjects form part of a semi-detached granite building over two storeys, basement and attic with a two-storey extension to the rear.

Internally, the ground floor has been opened up to a white box standard, with newly painted walls and a levelled concrete floor to allow for a tenants own fit out. The basement provides generous storage and access into the rear car park.



Some images in this brochure have been generated using AI for illustrative purposes only

Floor Areas

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

Ground Floor	111.50 sq.m	1,200 sq.ft
Basement	64.42 sq.m	693 sq.ft
Total	175.92 sq.m	1,893 sq.ft

Rent

£35,000 per annum excluding VAT.

Rateable Value

To be assessed on occupation.

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.

Viewings & Offers

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

Lisa Cowie

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VAT

VAT is not applicable.

EPC

C 41 - a copy of the EPC certificate and recommendation report is available upon request.

Legal Costs

Each party will bear their own legal costs incurred in any transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.

Entry

On conclusion of legal missives.