



FG Burnett

To Let

# 389 North Deeside Road

Cults, Aberdeen, AB15 9SX

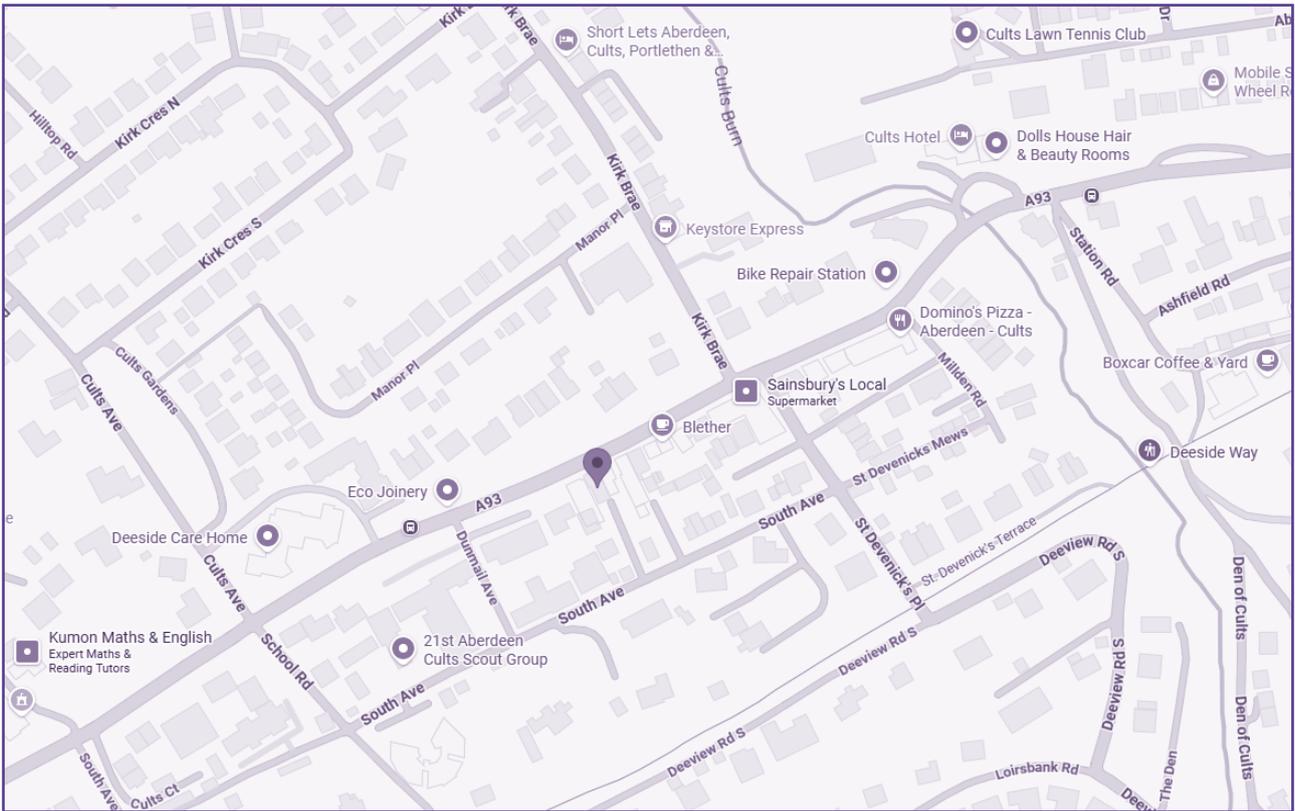
175.92 sq.m | 1,893 sq.ft

- 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

X | f | in

All enquiries:  
01224 572 661

[fgburnett.co.uk](http://fgburnett.co.uk)



### 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
<b>Total</b>	<b>175.92 sq.m</b>	<b>1,893 sq.ft</b>

## Rent

£35,000 per annum excluding VAT.

## Rateable Value

To be assessed on occupation.

## 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](http://www.saa.gov.uk).

## VAT

VAT is not applicable.

## EPC

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

## Legal Costs

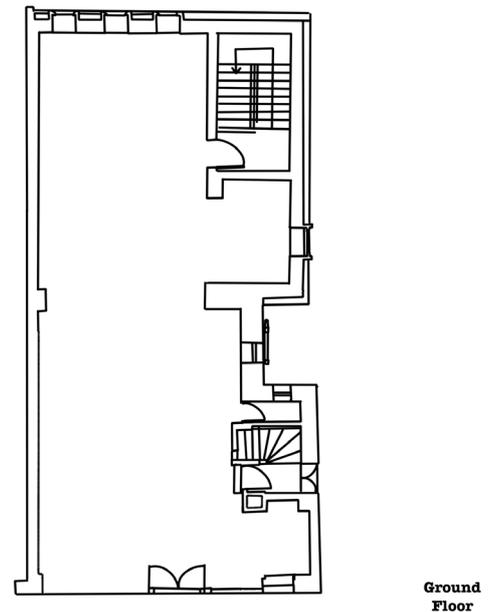
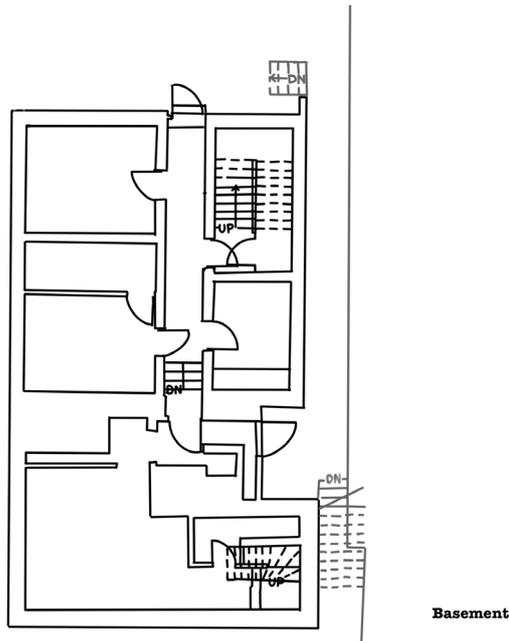
Each party will bear their own legal costs incurred in any transaction. The incoming tenant will be responsible for any LBTT and Registration Dues applicable.

## 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 agents.

### Lisa Cowie

t: 07597 581 619

e: [lisa.cowie@fgburnett.co.uk](mailto:lisa.cowie@fgburnett.co.uk)

### Sophie Evans

t: 07591 836 657

e: [sophie.evans@fgburnett.co.uk](mailto:sophie.evans@fgburnett.co.uk)



[fgburnett.co.uk](http://fgburnett.co.uk)

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of His Majesty's Stationery Office. © Crown Copyright PU 100017316.

No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants, a request for information will be made at the appropriate time.