



FG<sup>®</sup> Burnett

To Let

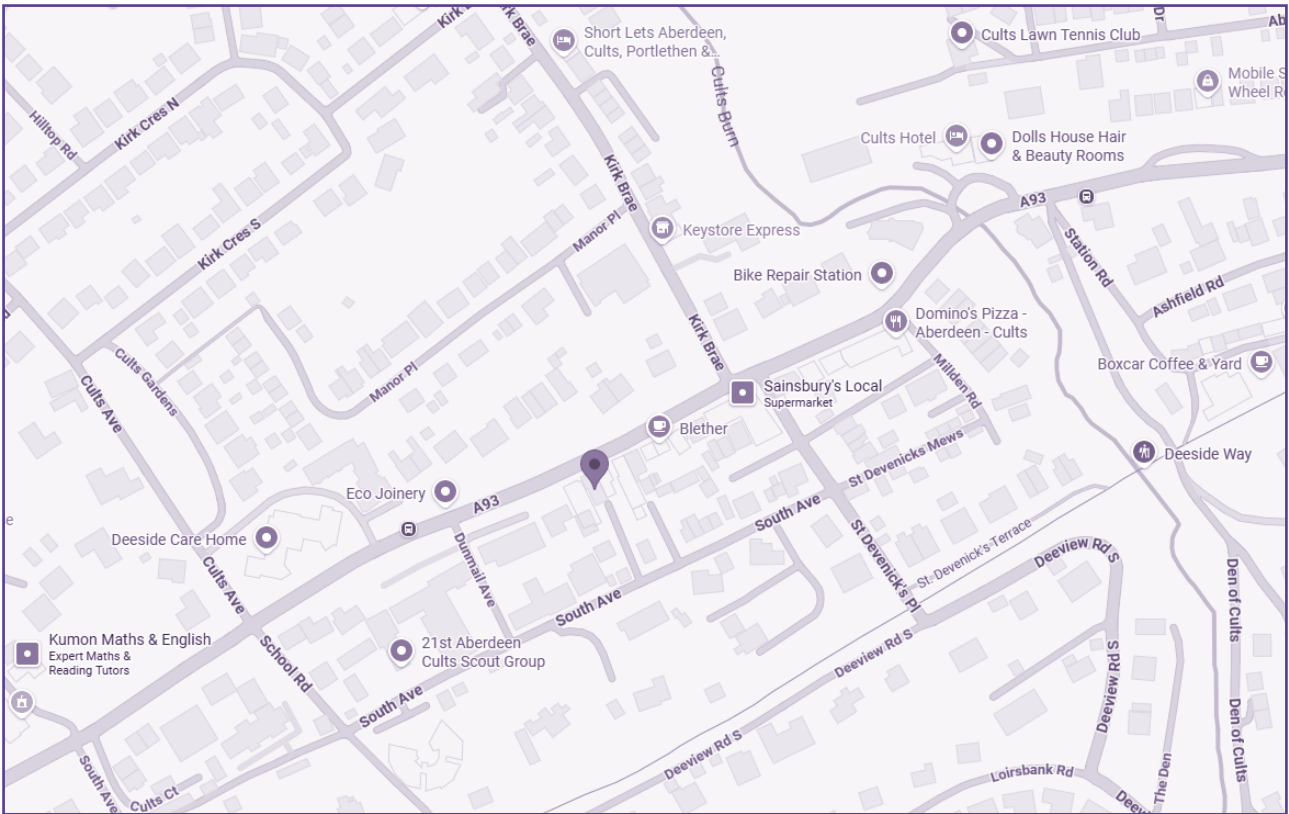
## 389 North Deeside Road

Cults, Aberdeen, AB15 9SX

56.56 sq.m | 609 sq.ft

- Upper floor accommodation in affluent area 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.

The upper floors currently provide office space and staff areas and features several brand new windows.

The upper floors will be accessible from a new entrance created off North Deeside Road.



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



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## 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:

First Floor	39.46 sq.m	425 sq.ft
Second Floor	17.10 sq.m	184 sq.ft
<b>Total</b>	<b>56.56 sq.m</b>	<b>609 sq.ft</b>

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## Rent

£10,000 per annum excluding VAT.

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## Rateable Value

To be assessed on occupation.

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

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## 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)

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## VAT

VAT is not applicable.

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## EPC

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

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## 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.

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## Entry

On conclusion of legal missives.