



CITY CENTRE BUILDING OF SIGNIFICANT CHARACTER
POTENTIAL FOR COFFEE SHOP, RESTAURANT OR RETAIL USE



FG Burnett



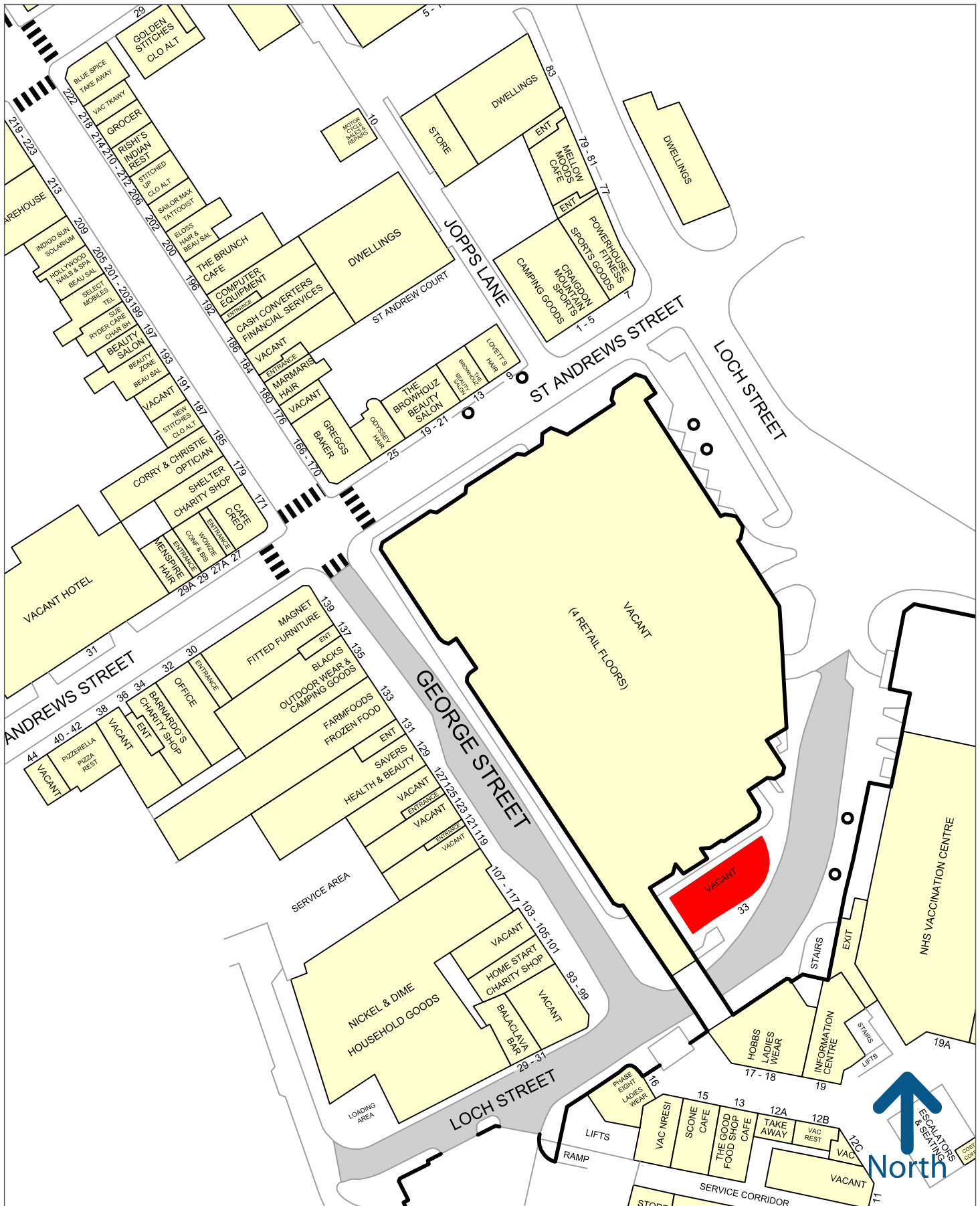
TO LET

41-43 Loch Street

Aberdeen, AB25 1BW | 199.57 sq.m (2,148 sq.ft)

To request a viewing call us on 01224 572661

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50 metres

Experian Goad Plan Created: 09/01/2024
Created By: F G Burnett



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LOCATION

The property is located in a prominent position on Loch Street, adjacent to the north entrance to the Bon Accord Shopping Centre where occupiers include Next, New Look and Boots. A new serviced office building has opened recently at 1 Berry Street, adjacent to the subjects. Occupiers closeby on George Street include Farmfoods, Blacks and Magnet.

DESCRIPTION

A prominent 2 storey building of granite construction having a pitched and slated roof. The subjects are considered suitable for a variety of uses including coffee shop, restaurant and retail.

RENT

On application.

VAT

Any rent quoted is exclusive of VAT which will be applicable.

LEASE TERMS

The subjects are available on the basis of a full repairing and insuring lease incorporating periodic rent reviews.

EPC CERTIFICATE

Available upon request.

Rateable Value

The Valuation Roll shows a rateable value for the property of £29,500 effective 1st April 2023.

Rateable Value

Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any LBTT and registration dues applicable.

Entry

Upon conclusion of all legalities.

Floor Areas

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition). Approximate floor areas as follows:-

Ground Floor	112.23 sq.m	1,208 sq.ft
First Floor	87.34 sq.m	940 sq.ft
Total	199.57 sq.m	2,148 sq.ft

VIEWING & OFFERS All offers should be submitted in writing to the joint agents.

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