



FG[®] Burnett

To Let

475 Union Street

Aberdeen, AB11 6DB

From 218.32 sq.m | 2,350 sq.ft

- Recently refurbished
- Flexible lease terms

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All enquiries:
01224 572 661

fgburnett.co.uk



Location

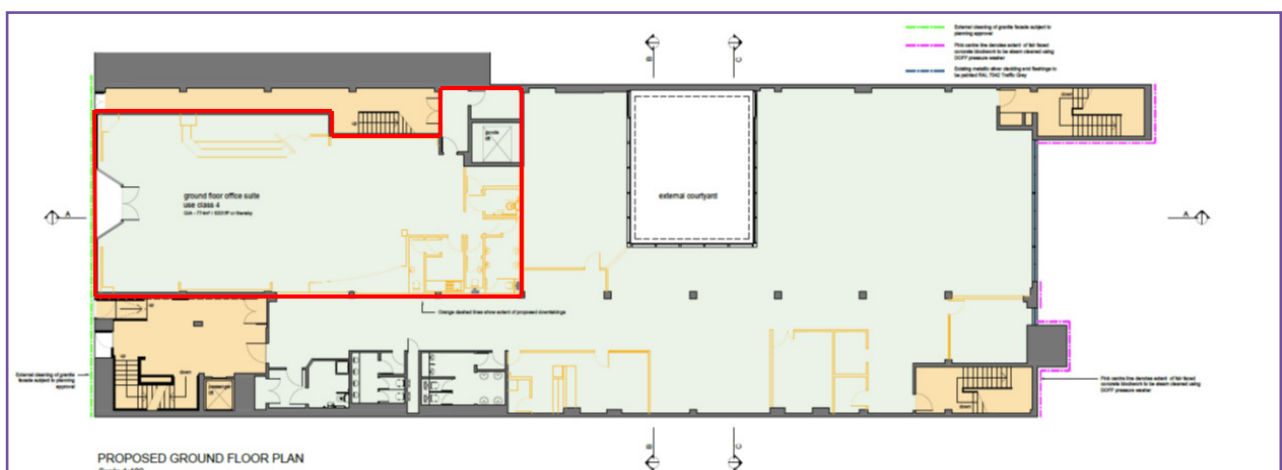
Diligent House occupies a prominent and central position on the south side of Union Street, near its junction with Holburn Street. This location offers excellent visibility and accessibility.

Description

The property occupies the ground floor of Diligent House, with the upper floors dedicated to office accommodation.

The ground floor comprises a retail unit, with additional office space to the rear. There is flexibility at present to configure the space to suit occupier requirements, including the potential to combine the retail and office areas into a single, self-contained suite.

This flexibility makes the property suitable for a variety of uses, benefitting from its prominent frontage on Union Street and convenient access to the rear office space.



Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:

Retail Unit	218 sq.m	2,350 sq.ft
Rear Office	495 sq.m	5,330 sq.ft

Net Frontage	9.72 m
Gross Frontage	10.38 m

Lease Terms

The property is available on the basis of a full repairing and insuring (FRI) lease.

Rent

£35,000 per annum excl VAT.

Service Charge

There will be a service charge payable. Further information available on request.

Rateable Value

The property is entered in the Valuation Roll as follows:

Retail - £42,500
Ground Floor Rear - £59,500

Rates Detail

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 applicable in addition to monies due under a lease of the premises.

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.

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

Richard Noble

t: 01224 597 528

e: richard.noble@fgburnett.co.uk



Ben Clark

t: 01224 971 123

e: ben.clark@savills.com

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