

FG Burnett

To Let

483 Great Western Road

Aberdeen, AB10 6NN

131.15 sq.m | 1,413 sq.ft

- Prominent retail unit in established parade
- Suitable for a number of uses (subject to planning)
- Customer car park and on-street parking

All enquiries:
01224 572 661

fgburnett.co.uk



Location

In a prominent position on the south side of Great Western Road, the “Mannofield Shops” is a well established retail location with occupiers including the Co-Operative, Boots the Chemists, Mannofield Pizza and Grill, Meraki Health, and Dash Aesthetics.

Description

The unit comprises ground and first floor.

The ground floor offers a modern open plan sales area with staff facilities including a WC and tea prep area to the rear.

The unit has recently undergone re-decoration and includes:-

- Modern suspended ceiling
- LED lighting
- Bare floor covering, ready for tenant fit-out
- Tea prep / WC

The upper floor provides additional retail/office space with further WC facilities and kitchen and have a similar finish.

In addition, there is generous on street parking and dedicated car parking, with servicing to the rear.

Accommodation

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

Ground Floor	68.04 sq.m	732 sq.ft
First Floor	63.11 sq.m	681 sq.ft
Total	**131.15 sq.m**	**1,413 sq.ft**

Rent

£22,500 pa is sought exc VAT.

Lease Terms

The unit is available on Full Repairing and Insuring Terms for a duration to be agreed.

Any long term lease will be subject to periodic upward only rent reviews.

Rateable Value

The Valuation Roll shows a Rateable Value of £15,500 effective from 1st April 2026.

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**

EPC

Copy available on request.

VAT

The property is not elected for VAT.

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.

Entry

On conclusion of legal missives.







Viewings & Offers

All offers should be submitted in writing to the joint letting agents.

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e: lisa.cowie@fgburnett.co.uk

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