



FG Burnett

To Let

49 Netherkirkgate

Aberdeen, AB10 1AU

92.81 sq.m | 999 sq.ft

- City centre retail unit
- Close proximity to Bon Accord Centre and Marischal Square

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All enquiries:
01224 572 661

fgburnett.co.uk



Location

Aberdeen is Scotland's third largest city, having a resident population of approximately 230,000. The city provides the principal commercial and shopping facilities in the North East of Scotland serving a catchment population in excess of 500,000 persons.

The property is situated on the south side of Netherkirkgate close to its junction with Flourmill Lane and only a short distance from Union Street, Aberdeen's main commercial thoroughfare. Located in close proximity is The Marischal Square Development providing 173,500 sq.ft of Grade A office accommodation, a 123 room Residence Inn by Marriott and restaurants and cafe bars occupying the ground floor space including Costa, All Bar One, Mackie's and Maggie's Grill. Other neighbouring occupiers include Marks & Spencer and Aberdeen City Council's Headquarters.

Description

The subjects comprise a ground floor and basement retail unit with an attractive frontage providing display windows and centrally located doorway. The ground floor provides sales area whilst the lower level provides stock and staff facilities.

Floor Areas

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate areas calculated:

Ground Floor	45.52 sq.m	490 sq.ft
Basement	47.29 sq.m	509 sq.ft
Total	92.81 sq.m	999 sq.ft

Lease Terms

Our clients are looking to assign their lease which subsists until 24 July 2026 on Full Repairing and Insuring terms.

Rent

The passing rent is £15,500 per annum.

Rateable Value

The Valuation Roll shows a proposed Rateable Value of £10,750 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

Any figure quoted is exclusive of VAT.

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.

Viewings & Offers

All offers should be submitted in writing to the sole agent.

Richard Noble

t: 01224 597 528

e: richard.noble@fgburnett.co.uk

Lisa Cowie

t: 01224 597 536

e: lisa.cowie@fgburnett.co.uk



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