



PROMINENT RETAIL
UNIT

LOCATED IN POPULAR
ROSEMOUNT AREA

TO BE REFURBISHED



FG Burnett



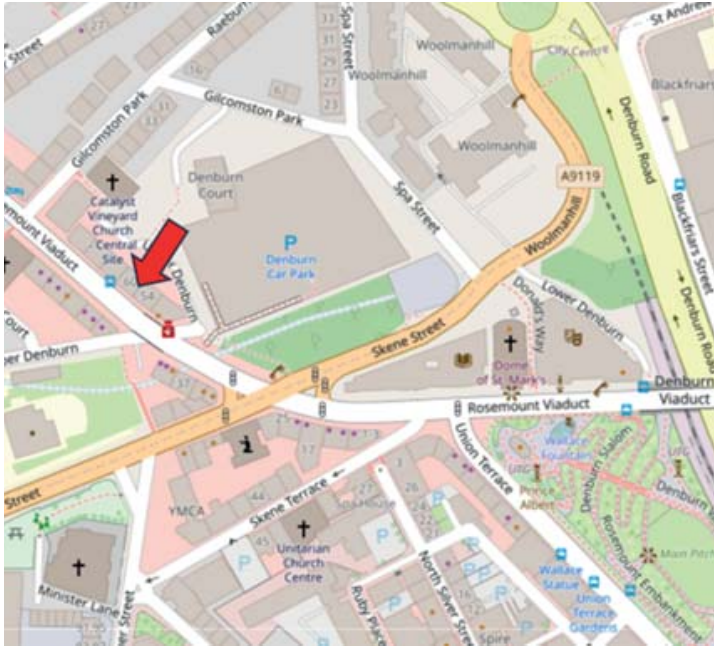
TO LET

56-58 Rosemount Viaduct

Aberdeen, AB25 1NT | 103.02 sq.m (1,109 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The subjects are located on the north side of Rosemount Viaduct, within the centre of Aberdeen. The surrounding neighbourhood consists of residential and independent local retailers, creating a vibrant retail environment.

Surrounding occupiers include Dickies pharmacy, The Bread Maker, Millmo Beauty and Hair, BioCafe and Etiquette Bridal.

DESCRIPTION

The property comprises a ground and basement retail unit, and benefits from a double retail frontage. Internally, the main sales area is arranged over the ground floor, with ancillary staff areas and WCs located on basement level. The property is due to be refurbished.

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:-

Ground Floor	84.16 sq.m	906 sq.ft
Basement	18.86 sq.m	203 sq.ft
Total	103.02 sq.m	1,109 sq.ft

RENT

£17,500 per annum, excluding VAT.

LEASE TERMS

The subjects are available on Full Repairing and Insuring terms with long lease periods preferred. Short-term leases will be considered, subject to Landlord consent.

RATEABLE VALUE

£18,000 effective 1st April 2023.

RATES DETAIL

Any incoming 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

VAT

Any rent quoted is exclusive of VAT.

EPC RATING

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LEGAL COSTS

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

ENTRY

By agreement upon conclusion of all legalities.

VIEWING & OFFERS

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

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