FG Burnett

TO LET

Unit 2
569 Great Western Road
Aberdeen
AB10 6PA

96.13 sq.m | 1,035 sq.ft

/// CALLED.MARKER.ORDERS



Location

The property occupies a prominent position on Great Western Road, a well-established arterial route through Aberdeen. The immediate area is anchored by Tesco Express, alongside a mix of local retailers, independent businesses and residential accommodation.

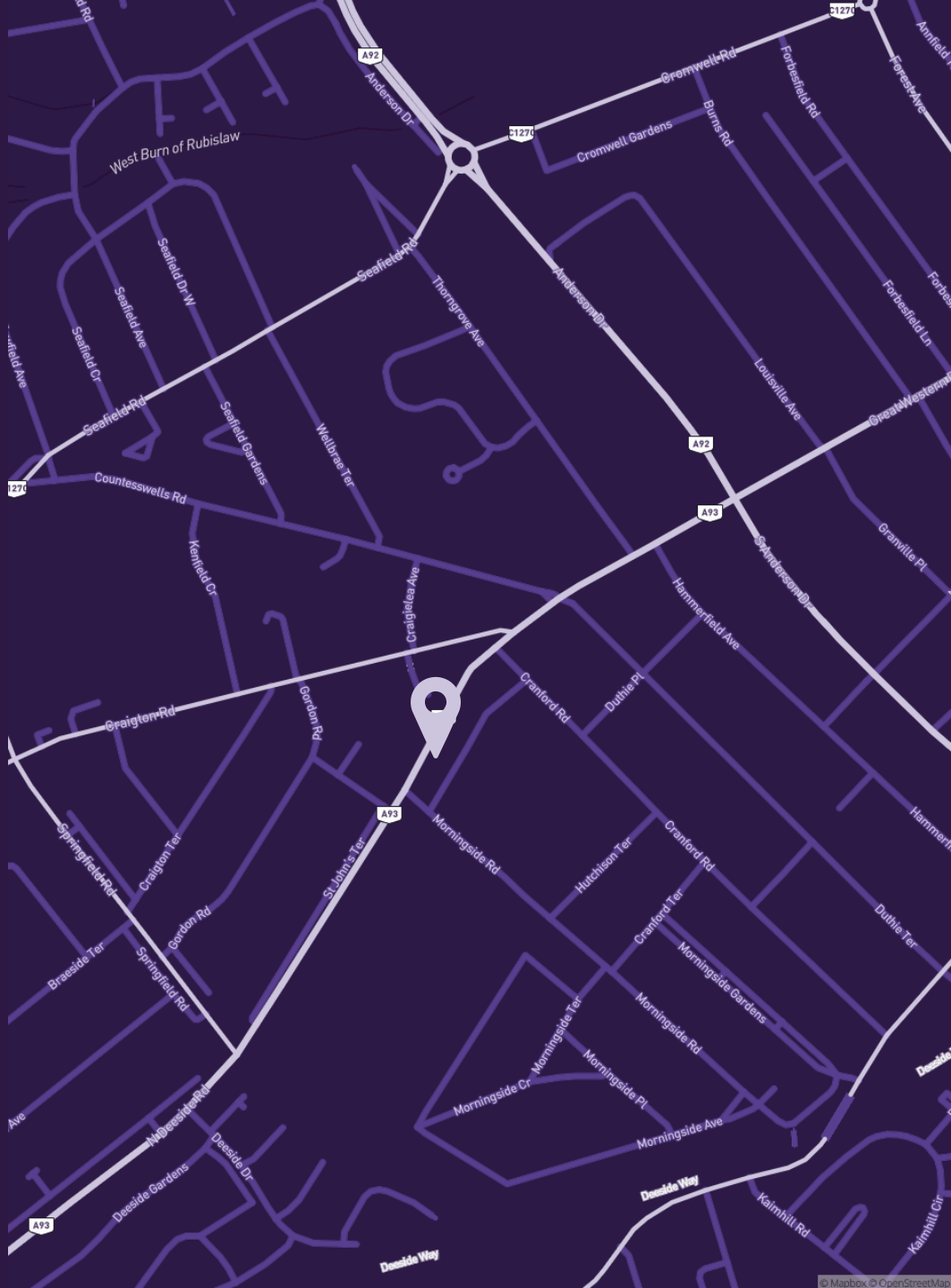
The location benefits from regular passing traffic and good connectivity to the city centre and surrounding residential areas.

Description

The property comprises a ground floor retail unit with a return frontage, providing good visibility from Great Western Road. The Property is currently fitted out for use as a café and provides open-plan sales/seating area, together with WC facilities, kitchen and ancillary areas.

The property is being marketed on a vacant possession basis. The existing fixtures and fittings may be available by way of separate negotiation.

Viewing strictly by appointment only.





Accommodation

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

AREA	SQ.M	SQ.FT
Total	96.13	1,035

Planning

Any interested parties should make their own enquiries to the local planning authority and satisfy themselves that their proposed use is permitted.

**Plans are provided for indicative purposes only and should not be relied upon*


THYME OUT




WELCOME TO
THYME OUT



Rent/Price

£27,500 pa exclusive of VAT.

Rateable Value

The Valuation Roll shows a Rateable Value of £25,250 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

Lease Terms

The property is available on Full Repairing and Insuring terms for a lease duration to be agreed. Any long term lease will be subject to periodic upward only rent reviews.

EPC

Copy available on request.

VAT

All monies quoted are exclusive of any VAT which may be payable.

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.

Viewing & Offers

All offers should be made in writing to the sole agents

FG B

Lisa Cowie
t: 01224 597 536
e: lisa.cowie@fgburnett.co.uk

Sophie Evans
t: 01224 597 525
e: sophie.evans@fgburnett.co.uk

01224 572 661 | fgburnett.co.uk

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