



FG Burnett

To Let

64 The Green

Aberdeen, AB11 6PE

76.50 sq.m | 823 sq.ft

- Ground and basement retail unit
- Located adjacent to the new “Flint” market development
- EPC rating A

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All enquiries:
01224 572 661

fgburnett.co.uk



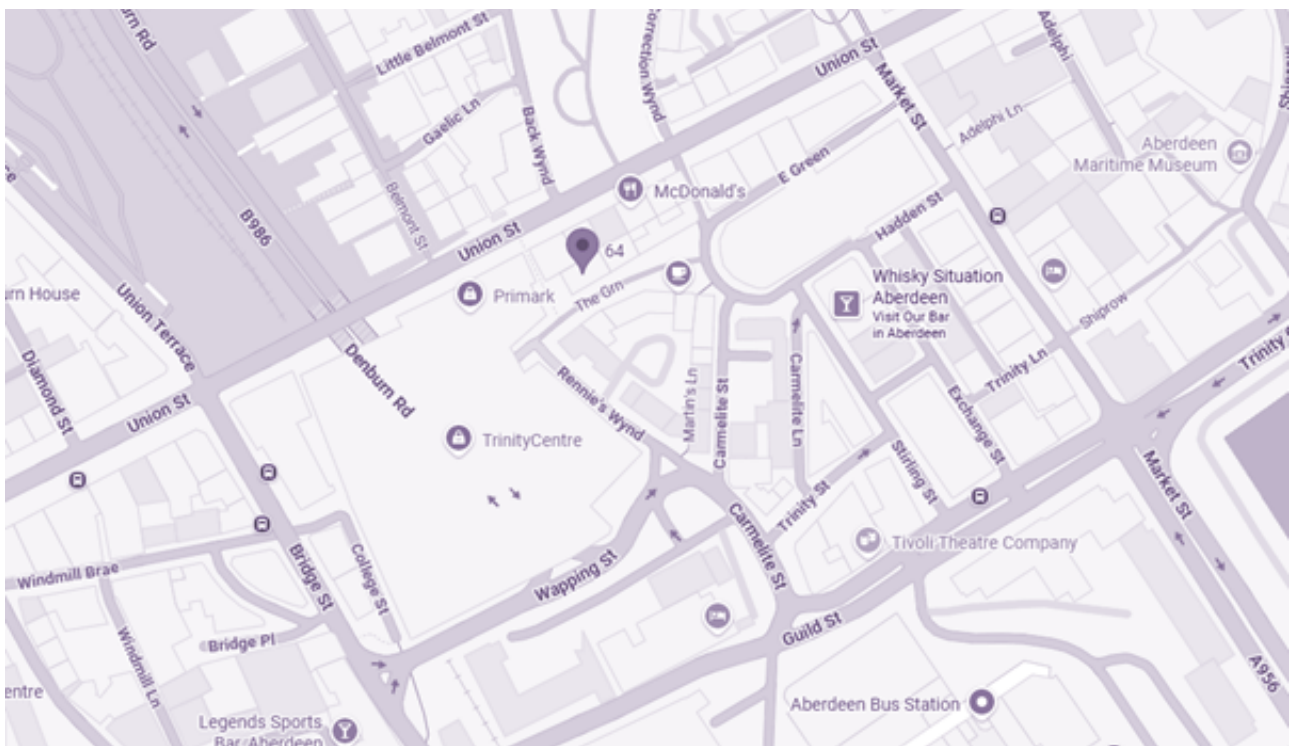
Location

64 The Green is positioned on the North side of The Green, one of Aberdeen's oldest streets. The location combines traditional granite architecture with ongoing regeneration across the wider city centre, including the nearby redevelopment project Flint.

Description

The property comprises a ground and basement retail unit which sits within a 3-storey attic and basement building of block construction. Union Street cafes, restaurants, shops and transport links are all within easy walking distance.

The ground floor provides an open plan retail sales area with good frontage benefitting from large glazed window. The basement provides basic storage and ancillary staff areas.



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	37.94 sq.m	408 sq.ft
Basement	38.56 sq.m	415 sq.ft
Total	76.50 sq.m	(823 sq.ft)

Rent

£12,000 per annum exc VAT.

Lease Terms

The property is offered on a To Let basis on Full Repairing and Insuring terms for a period to be agreed. Any term in excess of 5 years will incorporate periodic upward only rent reviews.

Rateable Value

The Valuation Roll shows a Rateable Value of £8,600 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

Viewings & Offers

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

Lisa Cowie

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e: lisa.cowie@fgburnett.co.uk

EPC

A12. Copy available on request.

VAT

VAT will be payable 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.

Entry

On conclusion of legal missives.



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