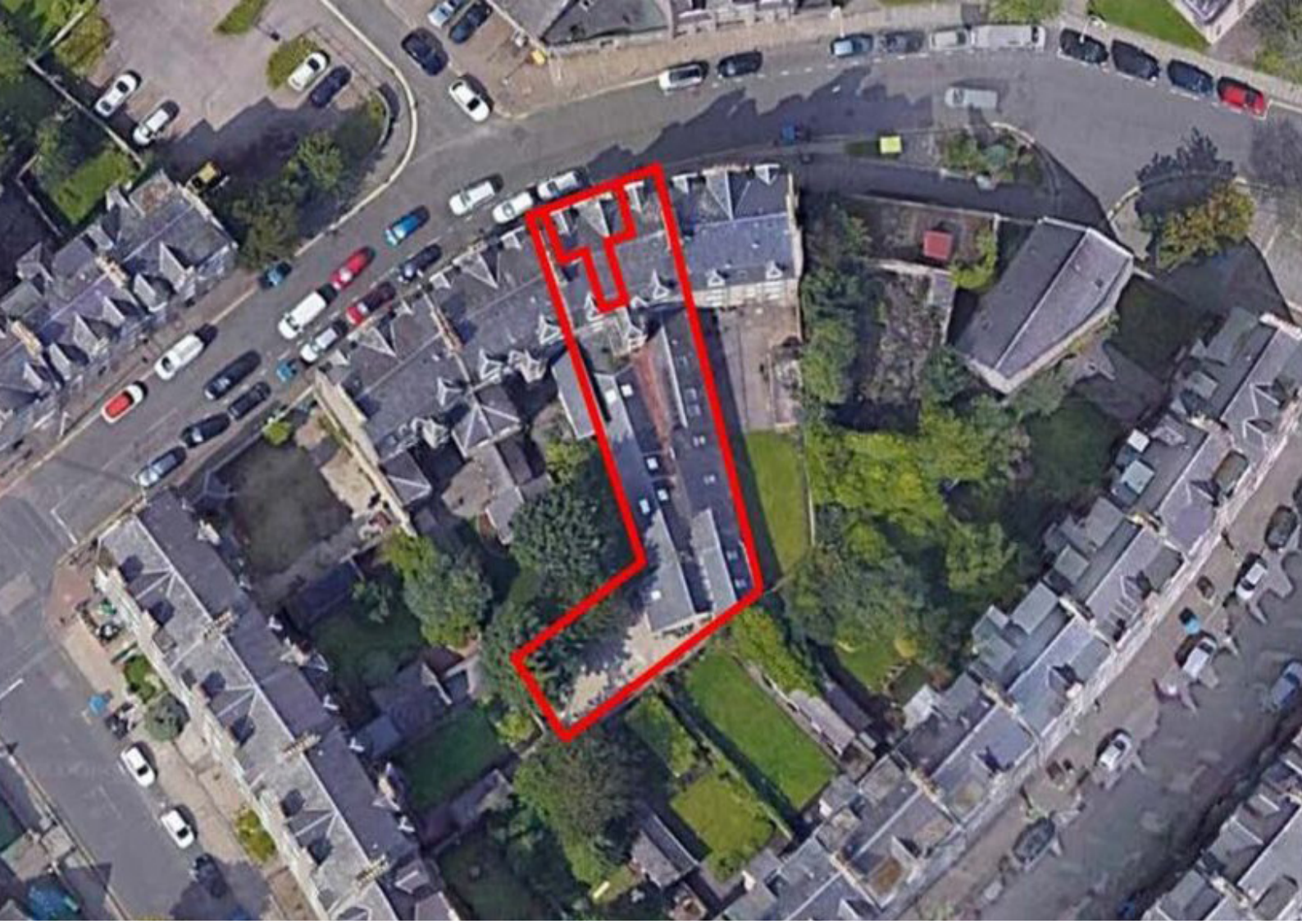


FG Burnett

To Let /May Sell

67 & 71A Leadside Road

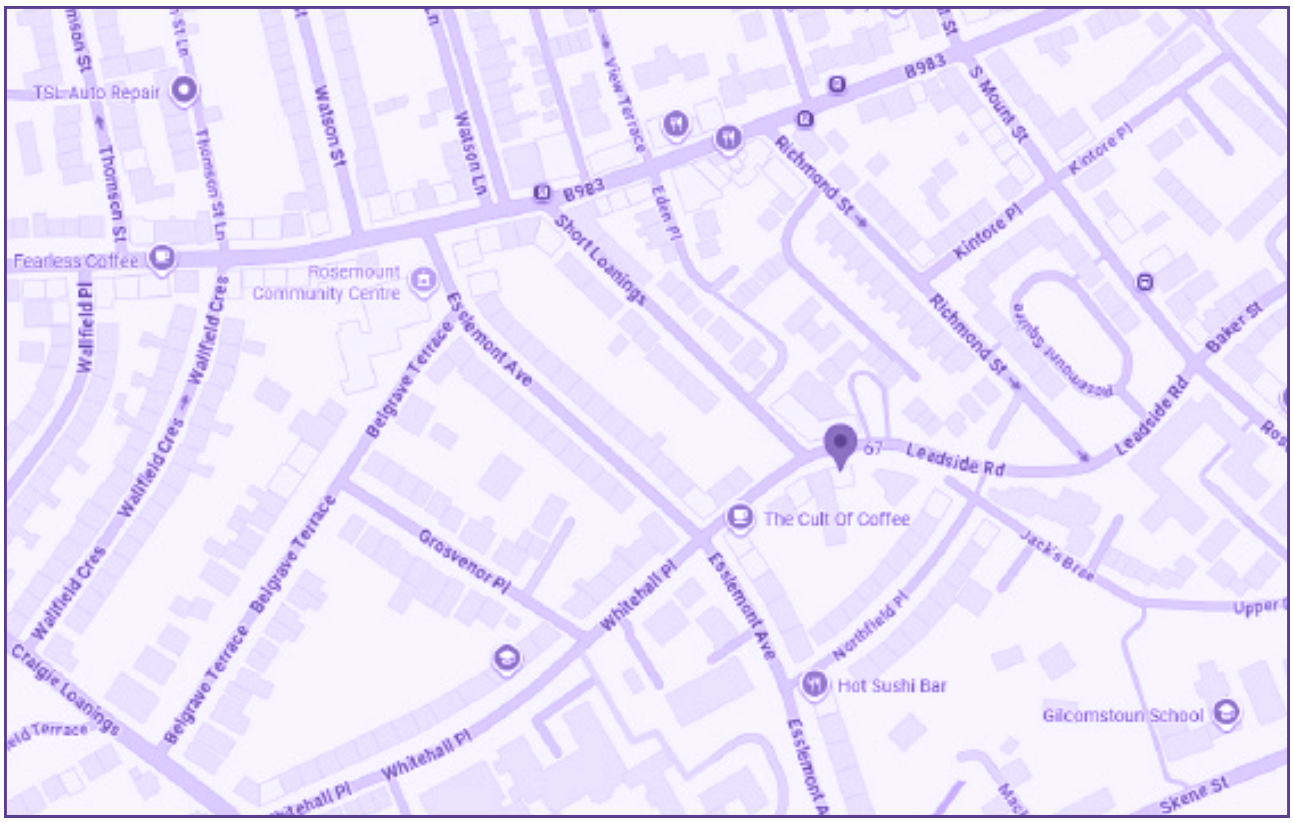
Aberdeen, AB25 1RX

264.25 sq.m | 2,844 sq.ft

— City Centre Workshop/Store

All enquiries:
01224 572 661

fgburnett.co.uk



Location

The property is located in the popular Rosemount area of Aberdeen, just a short distance from the city's main commercial hub, Union Street. More precisely, it occupies a position on the south side of Leadside Road, near its junction with Esslemont Avenue. The surrounding area features a mix of residential properties and local commercial occupiers.

Description

The property consists of a builder's workshop/store located on the ground floor of a three-storey and attic stone building with a slate-clad mansard roof. To the rear, there is a single-storey extension and a patio area, both accessible directly from the workshop/store.

Internally, the accommodation provides basic workshop and storage space with concrete flooring and a combination of block and plasterboard walls. Ceiling heights vary throughout the unit, which also benefits from welfare facilities including a tea preparation area and WCs. An office is positioned towards the centre of the unit.

Accommodation

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

Total	**264.25 sq.m**	**2,844 sq.ft**



Use/Planning

The property may be suitable for a variety of alternative uses. Interested parties should make their own enquiries to the planning department at Aberdeen City Council.

Regarding the Local Development Plan, the property is zoned within the Leadside Road Neighbourhood Centre and the Rosemount Conservation area.

Rent / Price

On application

Rateable Value

The Valuation Roll shows a Rateable Value of £14,750 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

D52. Copy available on request.

VAT

VAT will be payable in addition to the sale price on 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.





FG B



Viewings & Offers

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

Jonathan Nesbitt

t: 01224 597 531

e: jonathan.nesbitt@fgburnett.co.uk

Hollie Stevenson

t: 01224 597 533

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