

REDUCED PRICE



FG Burnett

For Sale

9 Rosemount Viaduct

Aberdeen, AB25 1NE

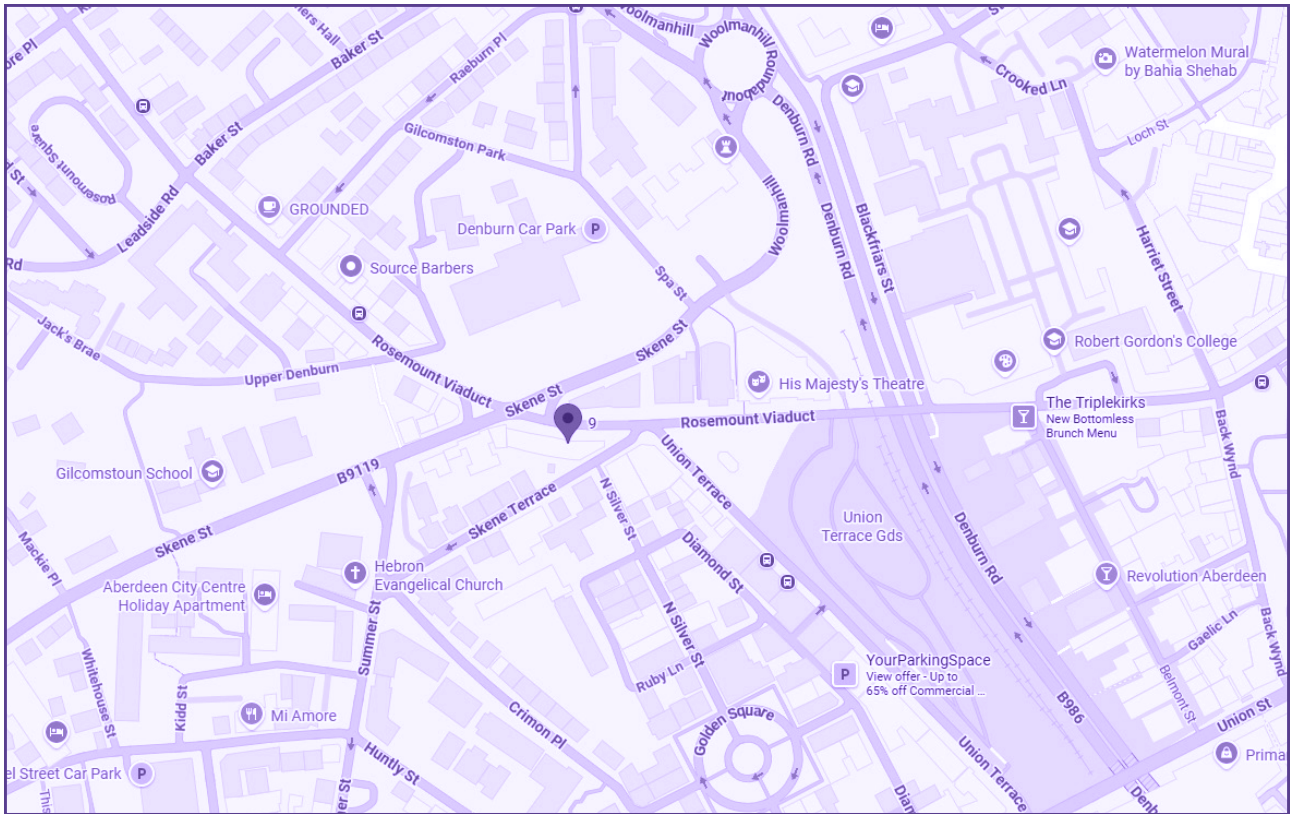
147.88 sq.m | 1,592 sq.ft

- City centre retail unit
- The property is not opted for VAT
- In close proximity to Union Terrace Gardens
- May qualify for rates relief under the Small Business Bonus Scheme

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All enquiries:
01224 572 661

fgburnett.co.uk



Location

The property is located within the city of Aberdeen, more specifically positioned on Rosemount Viaduct, a well-known and highly accessible city centre location close to Union Street. The surrounding area benefits from a mix of established retail, leisure and residential occupiers, together with a wide range of local amenities including Aberdeen Art Gallery, His Majesty's Theatre and the recently redeveloped Union Terrace Gardens.

Nearby occupiers include Auryn Adornments, Maiden Vinyl, Oxfam and other independent retailers and national operators.

Description

The subjects comprise a ground and basement retail unit forming part of a larger traditional granite-built tenement building.

Access is provided via a recessed single-glazed timber entrance, with the property further benefitting from a traditional retail frontage onto Rosemount Viaduct.

Internally, the ground floor provides an open plan sales area, with ancillary staff accommodation, WC facilities and storage located to the rear. The specification includes painted lath and plaster walls, a suspended tiled ceiling incorporating a mix of fluorescent and LED lighting, together with a mix of floor coverings throughout.

The basement is accessed via a fixed timber stair and provides basic storage accommodation, with concrete flooring and blockwork walls.



Accommodation

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

Total	147.88 sq.m	1,592 sq.ft
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Price

Offers in the region of £115,000 excl. VAT.

Rateable Value

The Valuation Roll shows a Rateable Value of £15,750 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

The property is not opted to tax. Therefore, no VAT is 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.

Viewings & Offers

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

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