


FOR SALE

CITY CENTRE RETAIL UNIT

FG Burnett

# 9 Rosemount Viaduct, Aberdeen, AB25 1NE

147.88 sq.m | 1,592 sq.ft

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# 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, Maidin Vinyl, Oxfam and other independent retailers and national operators.

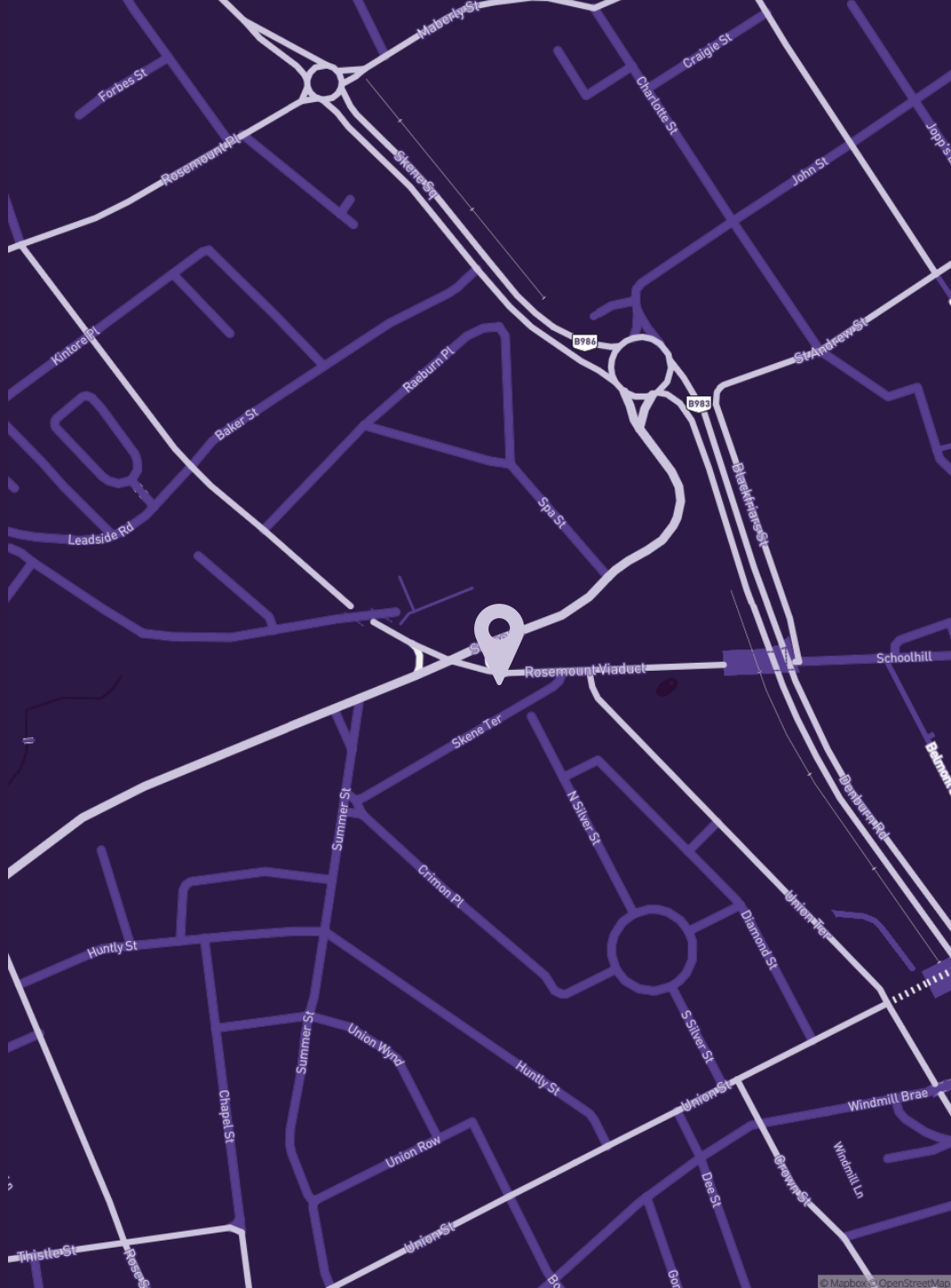
# Description

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 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 |
|---|---|---|
| Ground Floor | 92.84 | 999 |
| Basement | 55.04 | 592 |
| **Total** | **147.88** | **1,592** |

# 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*



## Price

Offers in the region of £99,000 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

All monies quoted are exclusive of any VAT which will not 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

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t: 01224 597 536
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