



FG[®] Burnett

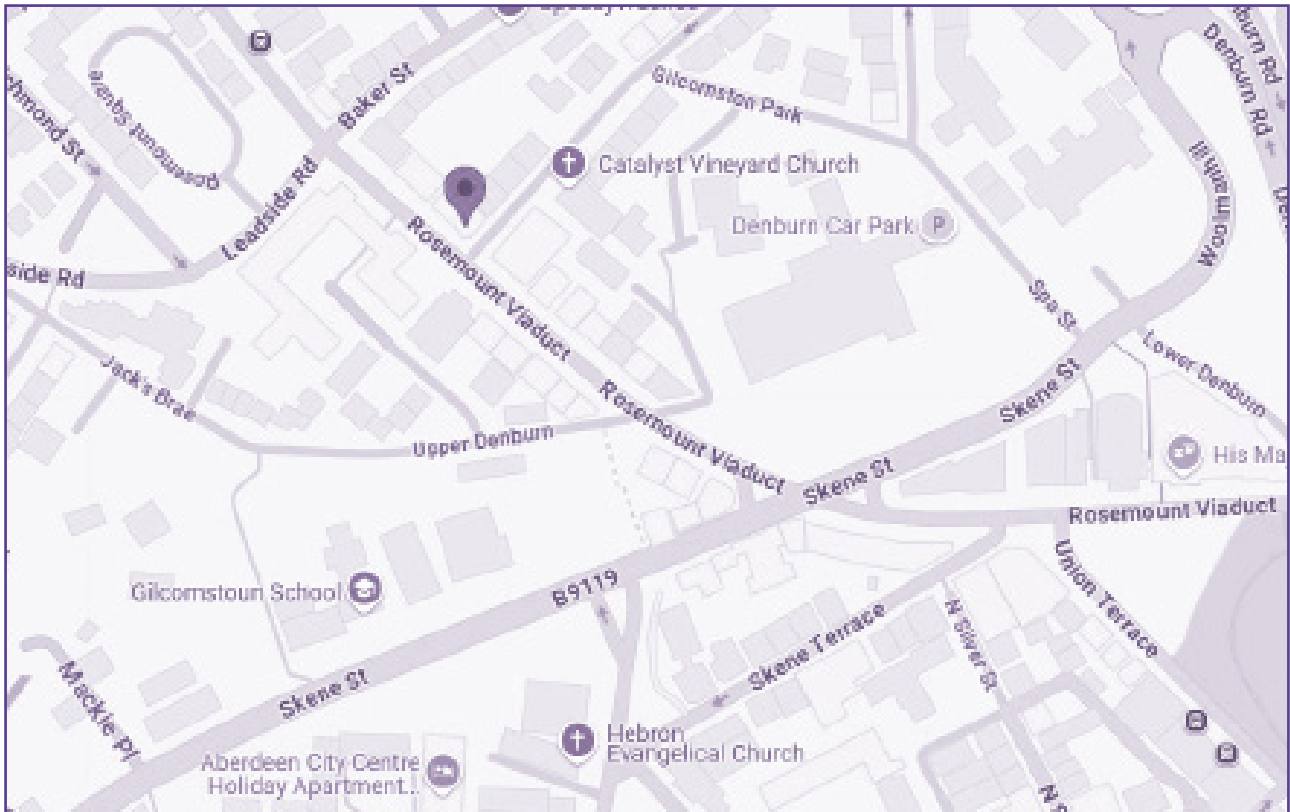
To Let

96 Rosemount Viaduct

Aberdeen, AB25 1NX

61.39 sq.m | 661 sq.ft

- Retail unit with Class 3 consent
- Newly refurbished
- Suitable for a variety of uses
- Car parking available on request



Location

The property is located in the popular Rosemount area of Aberdeen situated on the corner of Rosemount Viaduct and Gilcomston Park. Excellent amenities are within close proximity including the newly developed Union Terrace Gardens, His Majesty's Theatre, Aberdeen Art Gallery and the Bon Accord Shopping Centre.

Nearby occupiers include a mix of residential and local occupiers including Harris & Fox salon, The Bread Maker, BioCafe and Etiquette Bridal boutique. The location can be seen on the above plan.

Description

The former ground floor reception is contained within a traditional granite building over four storeys and basement under a pitched slate clad roof.

The unit benefits from a return frontage onto Rosemount Viaduct and Gilcomston Park with display windows to both. Access is via a recessed entrance door off Rosemount Viaduct.

The unit has recently been refurbished which includes an open plan sales area and WC's. Internally it is finished to a "white box" standard including painted plasterboard walls, bare floors allowing for a tenant's fit out with LED lighting throughout.

There is potential access to private car parking.

Use

The property has recently been granted a Class 3 consent but would suit a number of occupiers, subject to obtaining a change of use.

Floor Area

The floor area has been provided by way of architects plans and is as follows:-

Ground Floor	61.39 sq.m	661 sq.ft
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Lease Terms

The premises will be available on full repairing and insuring terms for a duration to be agreed.

Rent

We are seeking offers in the region of £17,000 per annum exclusive of VAT.

Rateable Value

The property will require to be reassessed.

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 agents.

Lisa Cowie

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EPC

C37. Copy available on request.

VAT

The property is not elected for VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred. The ingoing tenant will be responsible for any transactional property tax and registration dues applicable.

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.



fgburnett.co.uk

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