



FG[®] Burnett

To Let

Suite 3, 21 Mid Stocket Road

Aberdeen, AB15 5JL

118.2 sq.m | 1,272 sq.ft

- Ground & First Floor Unit
- Office, Storage & Parking



Location

The subjects are located on Mid Stocket Road, close to its junction with Beechgrove Terrace. The property is within easy reach of the city centre and west-end office district as well as the popular residential area of Rosemount. The surrounding area is predominantly residential in nature however, a number of commercial occupiers are in close proximity. These commercial occupiers include Spar, Utopia, Kitchen Transformation Services, Milton on the Corner and a Co-op Supermarket.

Description

The accommodation is arranged over ground and first floors, accessible via the pedestrian door to the rear of the property immediately onto the car park. The unit can also be accessed via the adjacent electric roller-shutter garage door.

The ground floor comprises storage space, however could be adapted to a number of other uses such as a studio or further office space. It has concrete flooring and includes a WC.

The first floor is accessible via stairs leading from the external pedestrian door. The space comprises three partitioned rooms, including one larger open plan office and two smaller ancillary offices.

There is 1 car parking space associated with this unit to the rear of the property.

Floor Area

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approx net internal areas calculated:-

Ground Floor	44.7 sq.m	481 sq.ft
First Floor	73.5 sq.m	791 sq.ft
Total	118.2 sq.m	1,272 sq.ft

Rent

Our client is seeking a rent of £10,000 per annum exc VAT.

Rateable Value

The Rateable Value effective from 1 April 2023 is £7,900.

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

Lease Terms

This property is available to let on a new Full Repairing and Insuring lease. While a long lease is preferred, consideration may be given to shorter terms, subject to landlord consent. Any longer lease term will be subject to periodic upward only rent reviews.



EPC

This property has an EPC rating of B(30). A copy of the certificate is available on request.

VAT

Any figure quoted is exclusive of VAT which will be applicable.

Legal Costs

Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing occupier will be responsible for any LBTT 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

Available immediately.



Viewings & Offers

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

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