



FG[®] Burnett

To Let - Upper Floor

Suite 3, Braehead Way Shopping Centre

Aberdeen, AB22 8RR

104.89 sq.m | 1,129 sq.ft

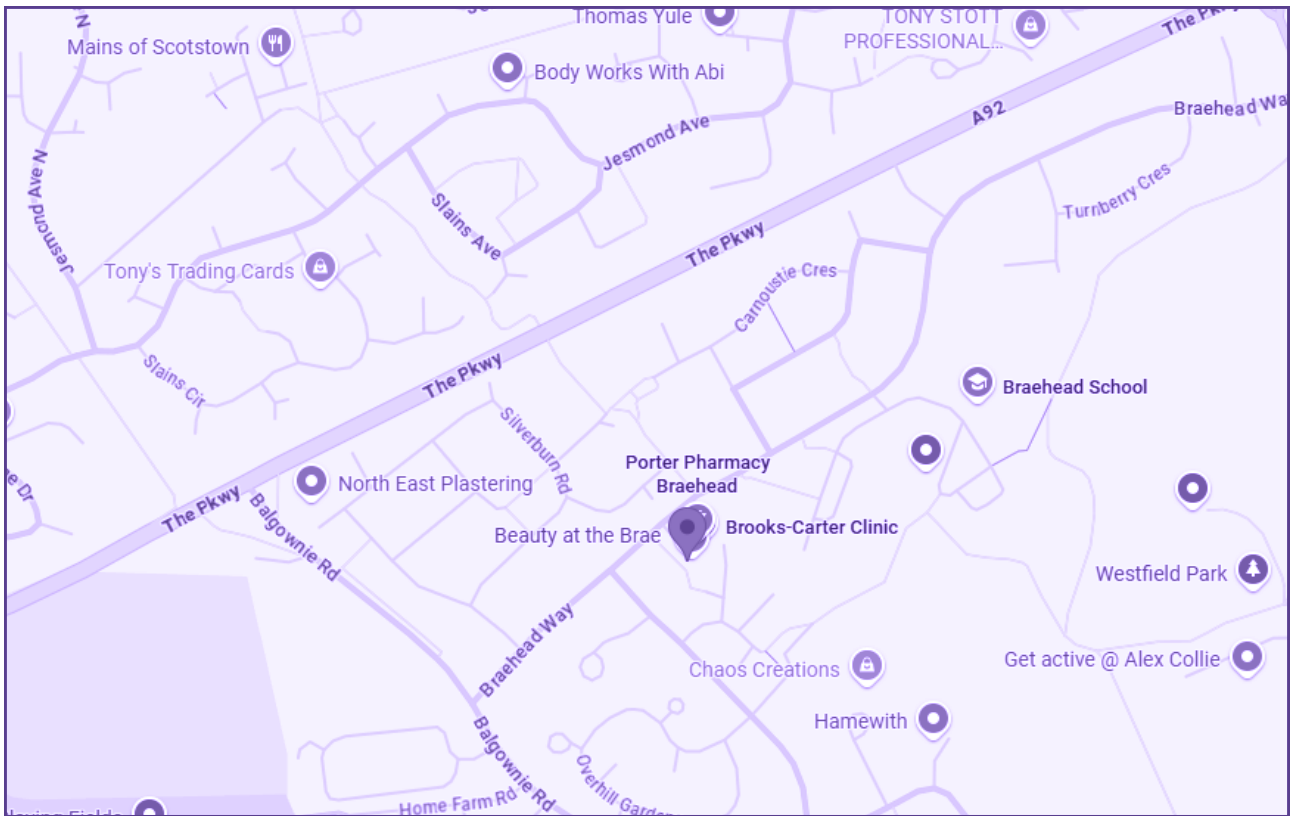
- Newly refurbished open plan suite
- Generous car parking available
- Flexible lease terms available with generous incentives offered, subject to Landlord consent
- Rent £10,500 per annum exclusive of VAT



All enquiries:

01224 572 661

fgburnett.co.uk



Location

This development is located in the suburb of Bridge of Don, home to a community of 19,500 residents. Located just 4 miles north of Aberdeen City, it benefits from excellent transport links, providing access to both the north and south.

The unit is positioned on the first floor of the Braehead Way Shopping Centre within close proximity to Bridge of Don Academy. Occupiers within the centre include Morrisons Local, Ledingham Chalmers Solicitors, Porters Pharmacy and Charles McHardy Butchers. The upper floors are predominantly occupied by health and wellbeing related services.

Description

The subjects provide an upper floor suite accessed from the ground floor, off the main car park. The suite has recently been refurbished and provides open plan accommodation with a tea prep area. The specification includes:

- Painted plasterboard walls
- Upgraded ceiling with LED lighting
- New windows
- Bare flooring - ready for a tenant's fit-out

Communal WCs are located at first floor.



Accommodation

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

Suite 3	104.89 sq.m	1,129 sq.ft
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Rent

£10,500 per annum exclusive of VAT.

Lease Terms

The subjects are available on flexible lease terms with generous Landlord incentives available, subject to Landlord consent. Long term leases will be subject to periodic upward only rent reviews.

Rateable Value

The Valuation Roll shows a Rateable Value of £8,000 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

Viewings & Offers

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

Lisa Cowie

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e: lisa.cowie@fgburnett.co.uk

Service Charge

A service charge will apply. Further details available upon request.

EPC

C(31).

VAT

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