



FG[®] Burnett

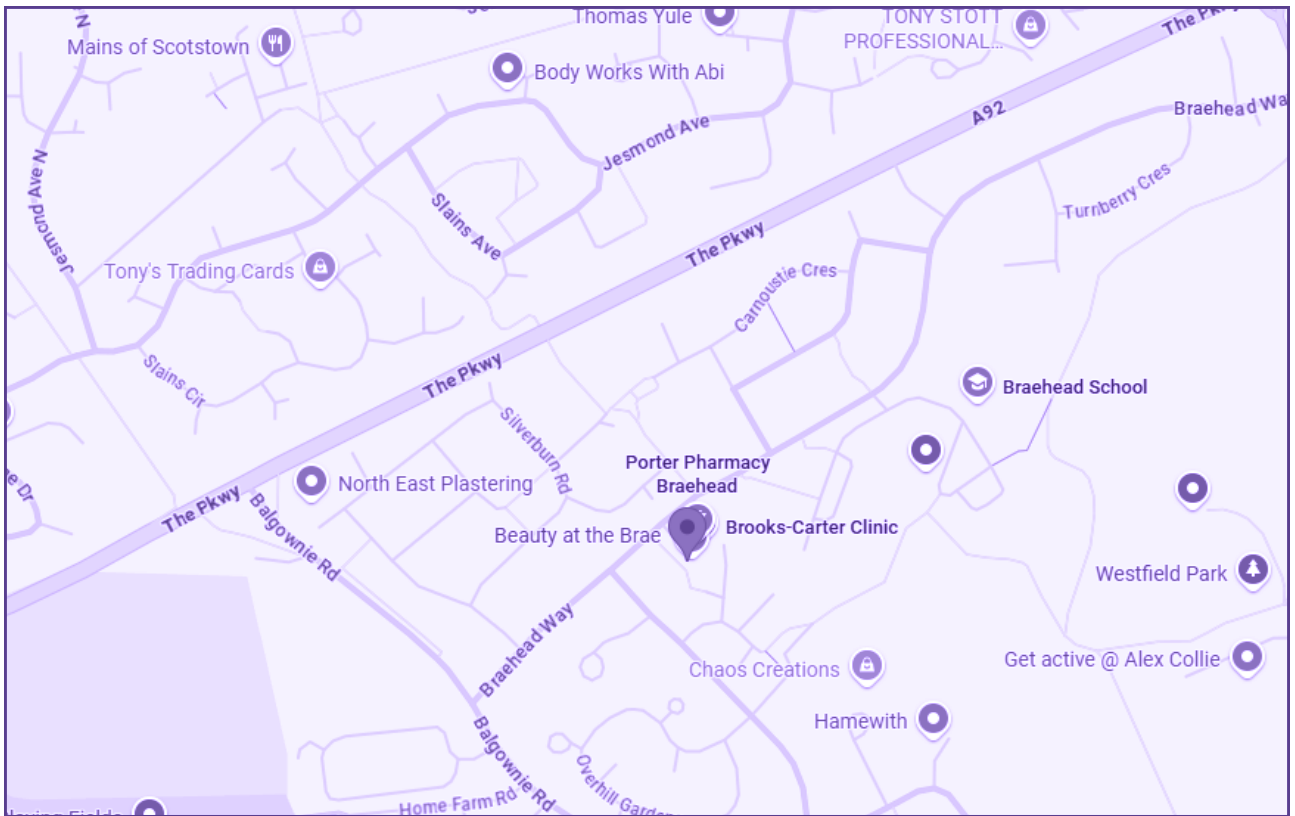
To Let - Upper Floor

Suite 6, Braehead Way Shopping Centre

Aberdeen, AB22 8RR

156.05 sq.m | 1,678 sq.ft

- Self contained first floor unit
- Generous car parking available
- Flexible lease terms available



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 form part of a two storey neighbourhood retail parade.

Accessed exclusively from ground floor, the suite provides upper floor accommodation previously used as offices.

Internally, the suite provides a mix of open plan and cellular rooms but could be opened up further, subject to planning.

WC's and a tea prep area lie to the rear with a fire exit. The subjects are finished to a relatively good standard but would benefit from a degree of upgrading.

Accommodation

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

Suite 6	156.05 sq.m	1,678 sq.ft
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Rent

We are seeking offers in the region of £16,000 per annum exclusive of VAT.

Lease Terms

The subjects are available on flexible lease terms, on the basis of a new Full Repairing and Insuring Lease. Long term leases will be subject to periodic upward only rent reviews.

Rateable Value

The Rateable Value effective from 1 April 2023 is £15,750.

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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Service Charge

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

EPC

B(26).

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.