



FG Burnett

To Let

The Lodge, St Nicholas Kirkyard

Aberdeen, AB10 1JZ

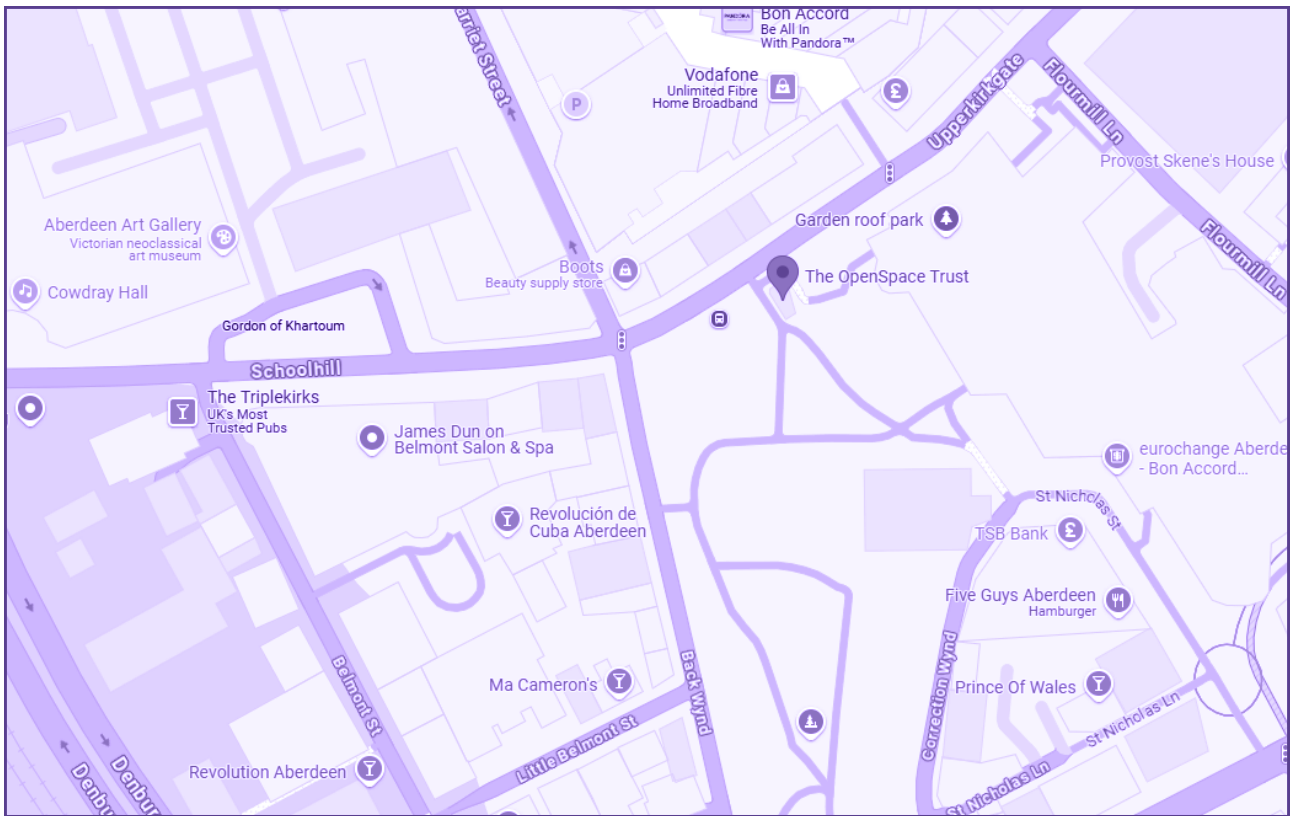
23.35 sq.m | 251 sq.ft

- Character building
- Suitable for a variety of uses, subject to planning
- City centre location

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All enquiries:
01224 572 661

fgburnett.co.uk



Location

The property is located within close proximity to The Bon Accord Shopping Centre, the Marischal Square retail/leisure scheme, ACC HQ Marischal College and Aberdeen Art Gallery. Occupiers in Bon Accord include Next, New Look, Waterstones and Boots. Surrounding retailers include Sainsbury's Local, Superdrug and Oliver Bonas. The property can be accessed off Schoolhill or via the churchyard.

Description

This ground-floor property is of granite construction and has a flat roof. Internally, the accommodation comprises an open plan area together with small kitchen and WC.

Accommodation

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

Ground Floor	23.35 sq.m	251 sq.ft
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Planning

The property is Grade A listed.

Rent

£7,500 per annum, exclusive of VAT.

EPC

Due to the size of the property no EPC is required.

Lease Terms

The unit is available on Full Repairing and Insuring Terms for a duration to be agreed.

VAT

VAT will be payable on the rent.

Rateable Value

The Rateable Value effective from 1 April 2026 is £1,850.

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.

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

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.



Viewings & Offers

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

Sophie Evans

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