

REDUCED PRICE



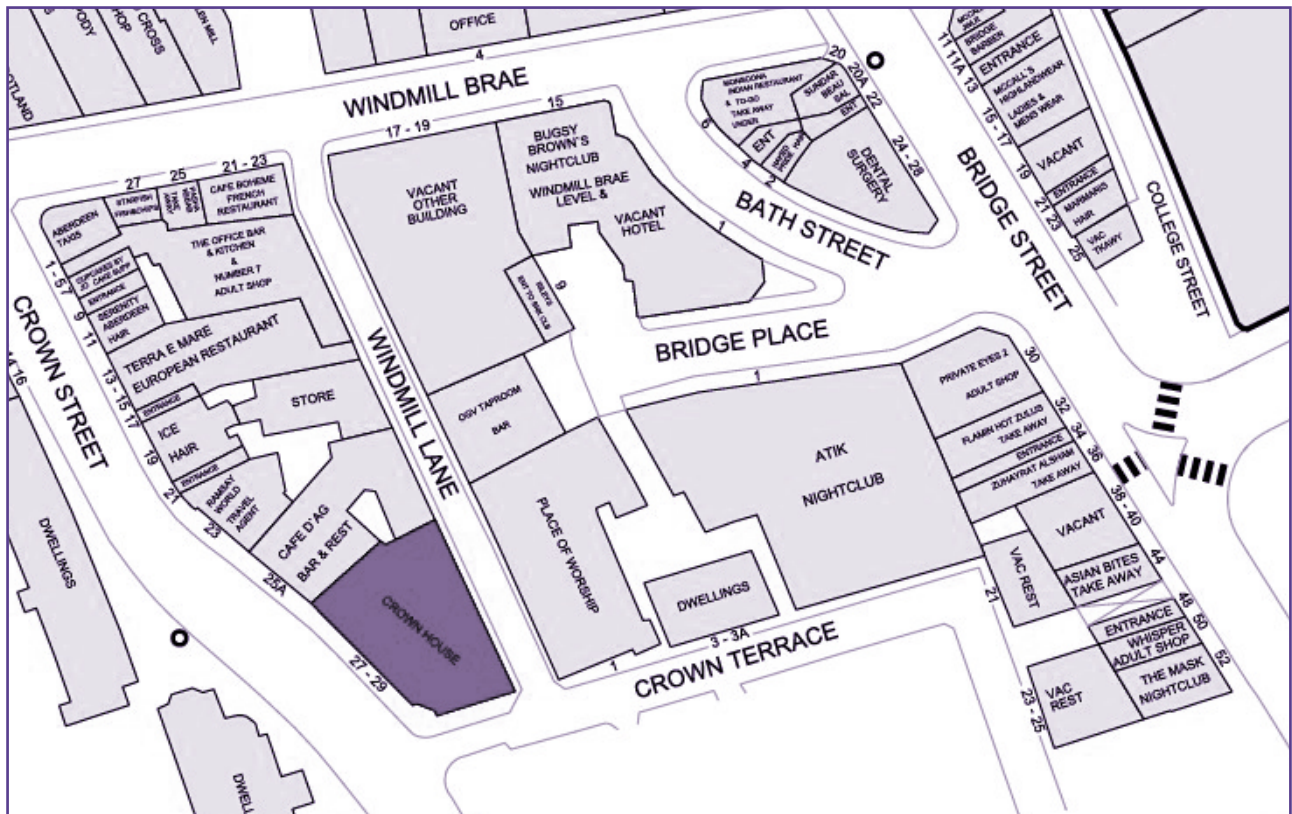
FG Burnett

For Sale/May Let

Unit 1, Crown House

27-29 Crown Street, Aberdeen, AB11 6HA
105.24 sq.m | 1,133 sq.ft

- Recently refurbished ground floor unit
- Located within Aberdeen City Centre
- EPC Rating: B19



Location

The unit on offer is situated within Crown House located within Aberdeen City Centre at the junction of Crown Street and Crown Terrace.

Crown House is a short walk from Union Street, the city's main commercial thoroughfare which is popular with local and national traders.

Occupiers in the vicinity include Ramsay World Travel, The Stag Public House and Shelter Scotland. The area has also seen a considerable redevelopment of residential properties.

Description

Recently refurbished, the unit provides a unique open plan layout suitable for a variety of uses. The unit comprises painted plasterboard walls, suspended tile ceiling with censored LED lighting. Heating is provided by a gas central heating system serving wall mounted radiators. There is a kitchen to the rear with an accessible WC.

Floor Area

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate floor area calculated:

Ground Floor	105.24 sq.m	1,133 sq.ft
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Price

Offers in excess of £50,000 are sought exclusive of VAT.

Rent

Offers in the region of £9,000 per annum exclusive of VAT.

Lease Terms

The property is available on flexible terms to be agreed.

Rateable Value

The property will require to be assessed following occupation.

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

EPC

B19. Copy available from the agent on request.

VAT

Any figure quoted is exclusive of VAT.

Anti-Money Laundering (AML)

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks, to satisfy AML requirements when Heads of Terms are agreed.

Legal Costs

Each party will bear their own legal costs. The ingoing occupier will be responsible for any LBTT and Registration Dues applicable

Entry

On conclusion of legal missives.



Viewings & Offers

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

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