



FG. Burnett®

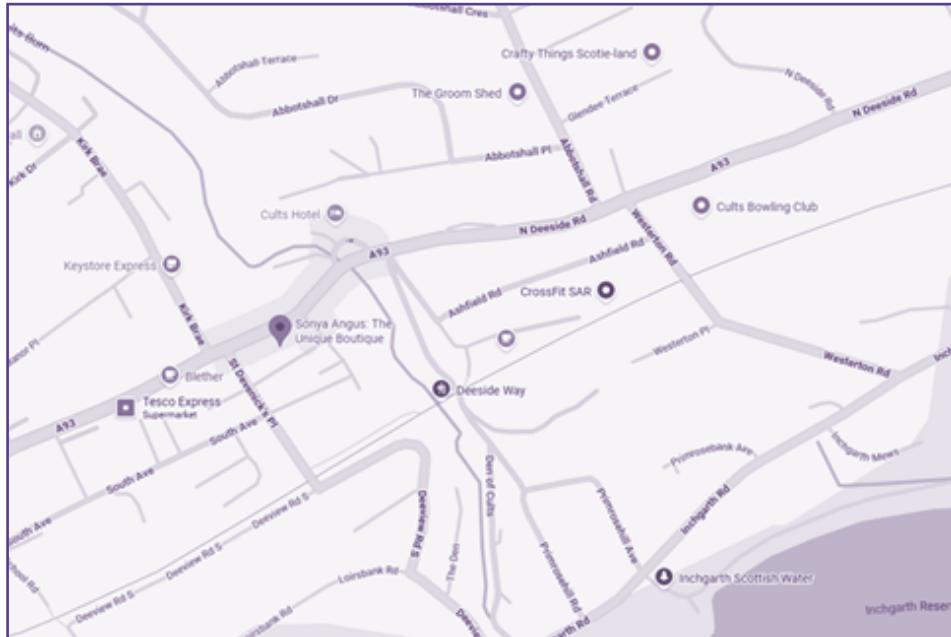
To Let

# Unit 12, The Courtyard

Cults, Aberdeen, AB15 9SD

96.39 sq.m | 1,038 sq.ft

- End terrace retail unit
- Within a prominent retail parade in the affluent area of Cults
- Suitable for a variety of uses subject to planning
- Customer car parking available



## Location

The property is located within the affluent suburb of Cults, approximately 3.5 miles west of Aberdeen city centre. More specifically, the unit is accessed off Millden Road, to the rear of the main retail parade.

Nearby occupiers comprise a mix of national and local operators, including Domino's, Costa, Subway, and Scott Gilmour Optometrists.

## Description

The unit occupies an end-terrace position within the retail parade and benefits from a glazed frontage, accessed via a single entrance door.

Internally, the accommodation is arranged to provide predominately open plan retail space with ancillary areas including an accessible WC and office/staff/tea-prep area.

Customer parking is available within the scheme.

## Accommodation

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

Ground Floor	96.39 sq.m	1,038 sq.ft
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## Rent

£22,000 per annum, exclusive of VAT.

## Lease Terms

The unit is available on Full Repairing and Insuring terms, covered by way of a Service Charge. Any long term lease agreements will be subject to periodic upward only rent reviews.

## Rateable Value

The Rateable Value effective from 1 April 2023 is £14,500

## 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](http://www.saa.gov.uk)

## Viewings & Offers

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

### Lisa Cowie

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## EPC

Copy available on request.

## VAT

VAT will be payable in addition to monies due under a lease of the premises.

## Legal Costs

Each party will bear their own legal costs incurred in documenting any transaction. The incoming 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.