



FG<sup>®</sup> Burnett

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To Let

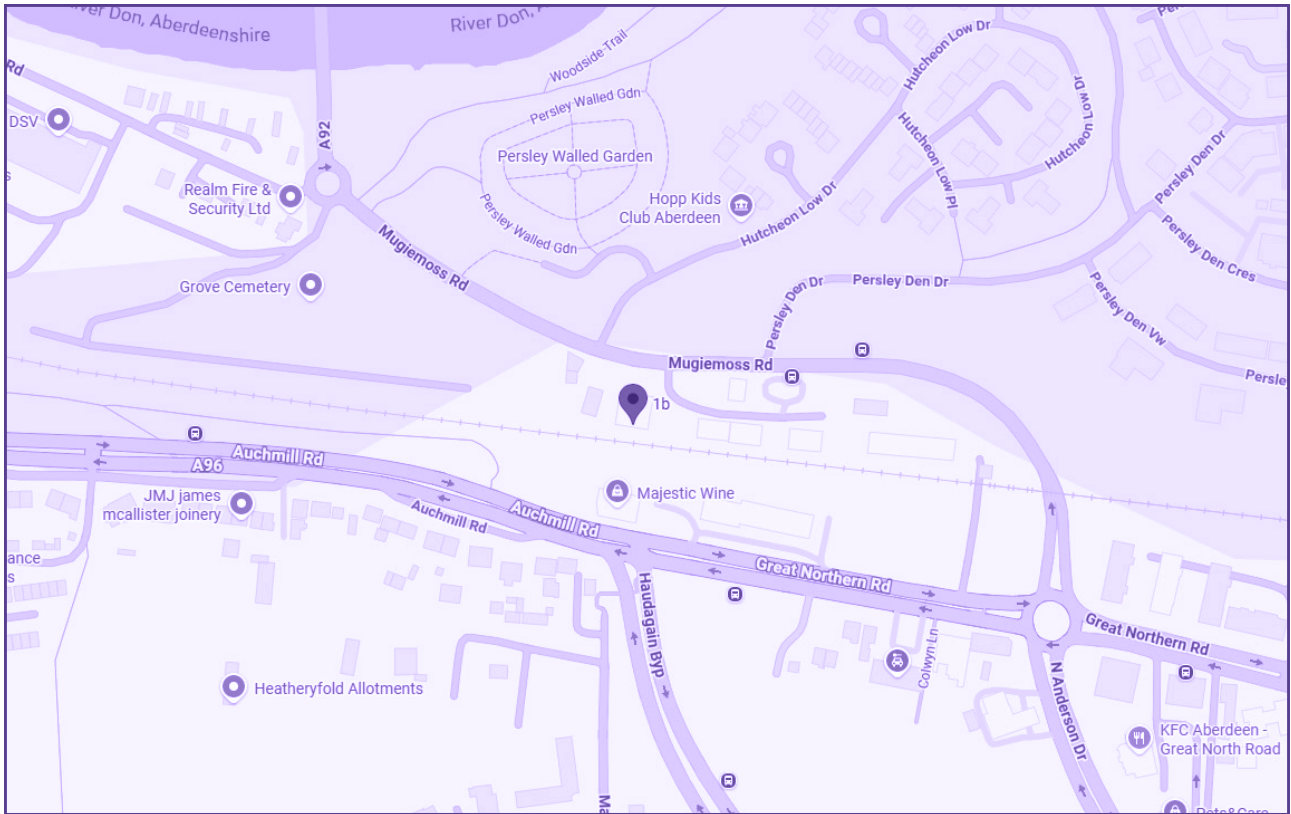
# Unit 1B, Mugiemoss Road

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Aberdeen, AB21 9US

283.56 sq.m | 3,052 sq.ft

- Storage / Distribution / Trade Counter
- Mixed Use Area - Other uses may be suitable subject to planning
- Recently refurbished



## Location

- Accessed from Mugiemoss Road, in proximity to Haudagain Roundabout, Great Northern Road and Auchmill Road
- Easy access to A92 and trunk road network
- Other occupiers include, Edwards Blinds and Interiors, Mikes Famous Fish and Chips, IMO Car Wash, Adams Tyres, Allego EV charging hub, Funland and Napa Autocare

## Description

- Semi-detached warehouse unit of steel portal frame construction
- Concrete floor
- Glazed entrance feature with additional roller shutter door access to warehouse 2.95m (h) x 3.85m (w)
- 3 phase power
- 6.4m eaves (2.4m under mezz)
- LED lighting throughout
- Office and reception area
- Steel stair to substantial mezzanine storage area
- 2 x W.C.s and small tea prep
- Recently refurbished
- 6 parking spaces immediately to the front of the unit

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## 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 | 157.68 sq.m        | 1,697 sq.ft        |
| Mezzanine    | 125.88 sq.m        | 1,355 sq.ft        |
| <b>Total</b> | <b>283.56 sq.m</b> | <b>3,052 sq.ft</b> |

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## Rent

£25,000 pa exc VAT.

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## Lease Terms

The unit is available on a lease of minimum 5 year duration on FRI terms.

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## Rateable Value

The Rateable Value effective from 1 April 2026 is £21,750.

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## 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)



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## EPC

Copy available on request.

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## VAT

The property is not elected for VAT so VAT is not payable.

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## 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.

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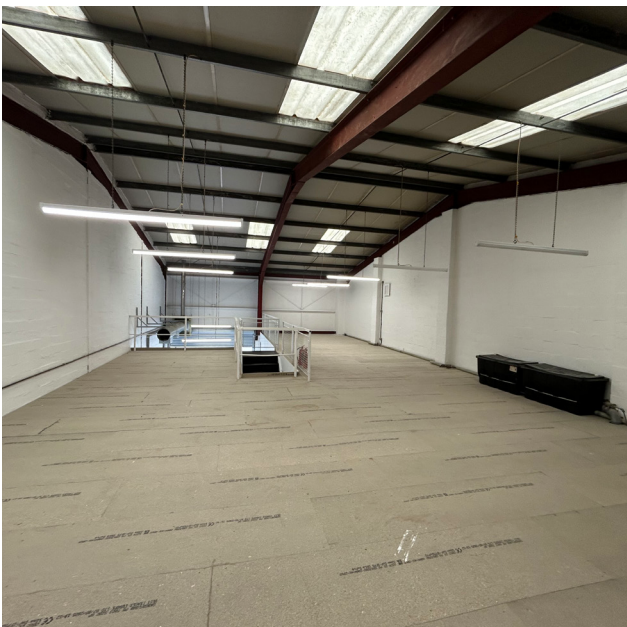
## AML

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.

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## Entry

On conclusion of legal missives.





## Viewings & Offers

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

**Jonathan Nesbitt**

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[fgburnett.co.uk](http://fgburnett.co.uk)

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