



PROMINENT AND WELL PRESENTED RETAIL UNIT
LOCATED WITHIN BUSY PEDESTRIANISED AREA OF GEORGE STREET

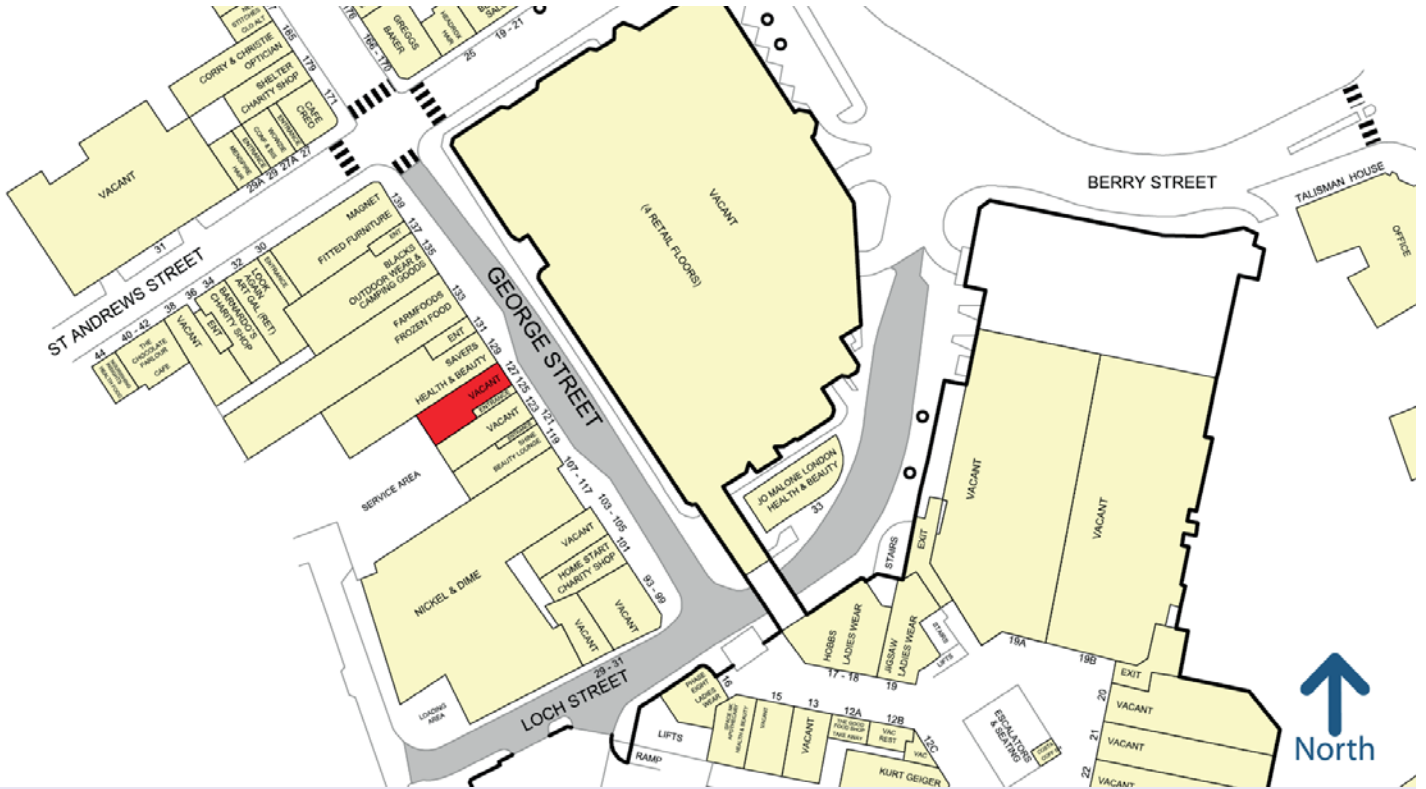


TO LET
Unit 3, 119-127 George Street

Aberdeen, AB25 1HU | 108.4 sq.m (1,167 sq.ft)

To request a viewing call us on 01224 572661

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PROMINENT AND WELL PRESENTED RETAIL UNIT LOCATED WITHIN BUSY PEDESTRIANISED AREA OF GEORGE STREET

LOCATION

Aberdeen is Scotland's third largest city, having a resident population of approximately 230,000. The city provides the principal commercial and shopping facilities in the North East of Scotland, serving a catchment population in excess of 500,000 persons.

The subjects are situated on the west side of George Street between Loch Street and St Andrew Street. This section of George Street is pedestrianised and is adjacent to the George Street entrance to the Bon Accord Centre.

Nearby occupiers include Magnet Kitchens, Nickel and Dime and Jo Malone. Located close by within the Bon Accord Centre are Next, Boots, New Look and Hobbs. The Sandman Hotel is also within close proximity.

DESCRIPTION

This retail shop comprises part of the Ground Floor and Basement of a four storey attic and basement building of traditional granite and slate construction.

Internally the Ground Floor provides sales area, staff tea preparation area and single WC. The Basement provides good storage and stock area.

FLOOR AREAS

The following approximate net internal areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Ground Floor	67.8 sq.m	730 sq.ft
Basement	40.6 sq.m	437 sq.ft
Total	108.4 sq.m	1,167 sq.ft
Gross Frontage	6.45 m	21'2"
Net Frontage	4.22 m	13'10"



RENT

£25,000.

RATEABLE VALUE

The Valuation Roll shows a Rateable Value of £16,250 effective from 1 April 2023.

RATES DETAIL

Any incoming tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

LEASE TERMS

The property is available on Full Repairing and Insuring terms for a period to be agreed.

EPC

A copy of the full Energy Performance Certificate and Findings Report is available from the letting agent.

VAT

The rent quoted is exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any LBTT and Registration Dues applicable.

ENTRY

By agreement upon conclusion of legal missives.

VIEWING & OFFERS

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

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