



FG Burnett

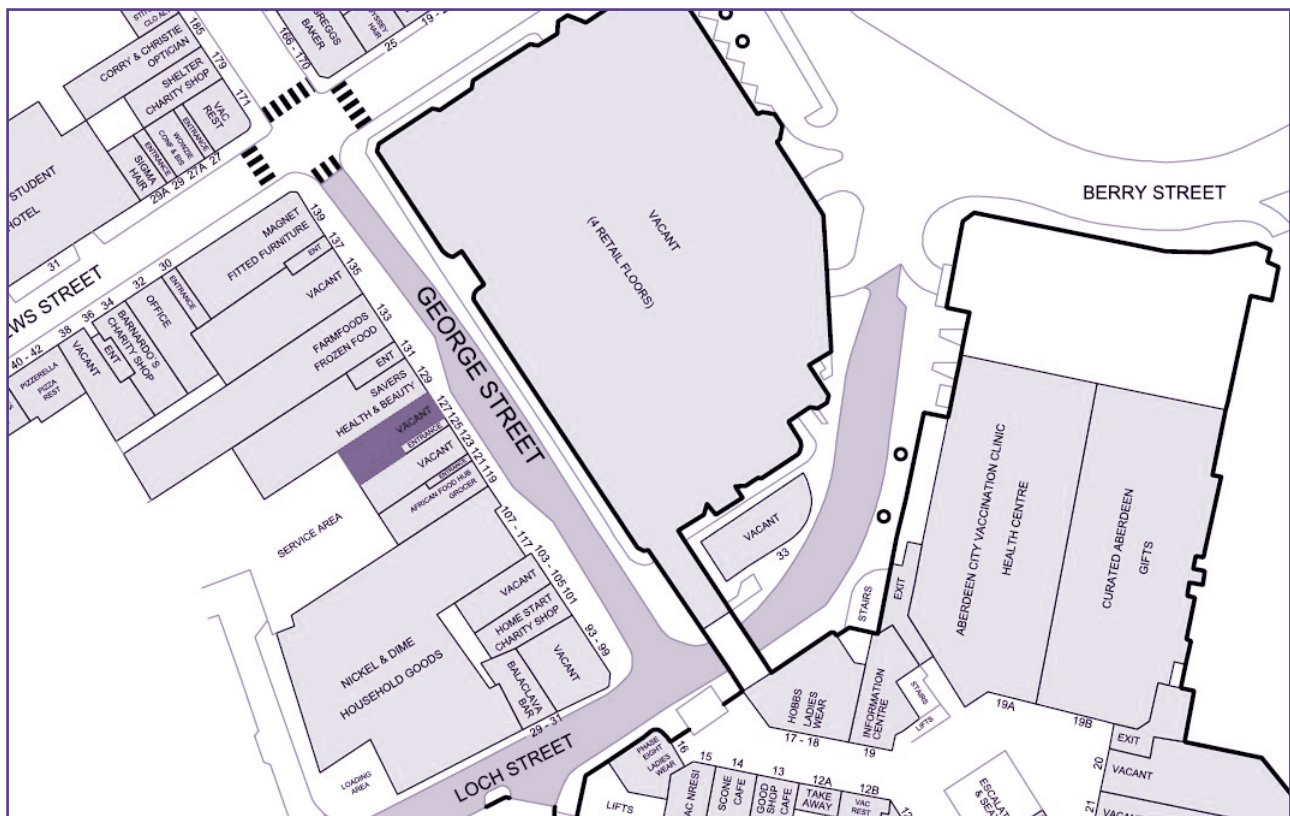
To Let

Unit 3, 119-127 George Street

Aberdeen, AB25 1HU

108.4 sq.m | 1,167 sq.ft

- City centre retail unit
- Adjacent to Bon Accord Shopping Centre



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 Greggs. 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 unit 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 property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal areascalculated:

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"

Lease Terms

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

Rent

£25,000.

Rateable Value

The Rateable Value effective from 1 April 2023 is £16,250.

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

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

VAT

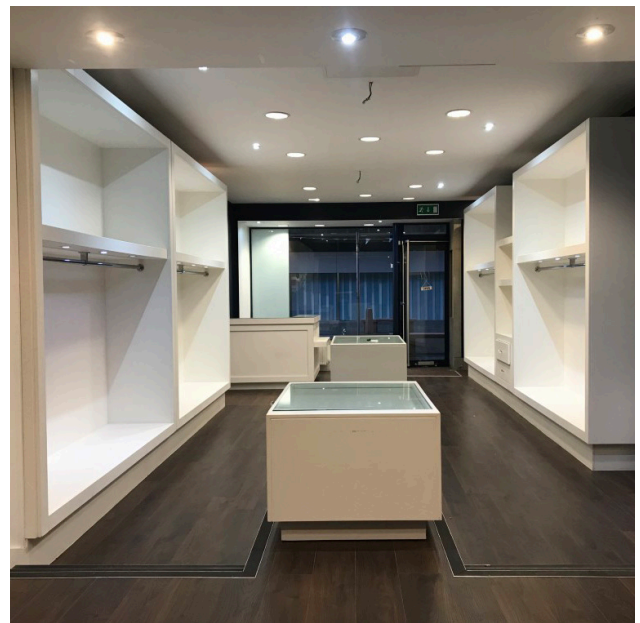
Any figure quoted is exclusive of VAT.

Legal Costs

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

Entry

By agreement upon conclusion of legal missives.



Viewings & Offers

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

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