



FG[®] Burnett

To Let

45 Neil Ross Square

Bridge Street, Ellon, Aberdeenshire,
AB41 9AA

294.5 sq.m | 3,170 sq.ft

— Upper Floor Office Accommodation

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All enquiries:
01224 572 661

fgburnett.co.uk



Location

The subjects are located within the town of Ellon which lies approximately 17 miles north of Aberdeen.

More specifically, the property is located within Neil Ross Square, lying to the west of Bridge Street.

The surrounding area includes a mix of residential and commercial occupiers such as Intersport, Aberdeen Considine, Specsavers, Morrisons Daily, the Bridge Bar and Symposium Coffee House.

Description

The subjects comprise self-contained first and second floor offices, with an independent retail unit occupying the ground floor. The property is constructed from traditional granite stonework under a timber framed roof clad in slate and incorporates dormer projections. Access to the upper floor suites is independent from the ground floor retail unit via Neil Ross Square.

Each floor consists of mainly open plan office space with ancillary meeting rooms/private offices. Staff facilities include male and female WC's and tea preps on each floor.

Use

The First and Second Floor of the property currently falls under Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended).

Floor Area

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

First Floor	220.55 sq.m	2,374 sq.ft
Second Floor	73.95 sq.m	796 sq.ft
Total	294.50 sq.m	3,170 sq.ft

Lease Terms

The property is available on Full Repairing and Insuring terms with longer leases preferred. Shorter lease lengths may be considered. Subject to landlord consent.

Rent

On application.

Rateable Value

Requires to be reassessed on 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

Further information available on request.

VAT

Any figure quoted is exclusive of VAT.

Service Charge

A service charge will be applicable for the common external areas. Further information is available on request.

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.

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.



Viewings & Offers

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

Hollie Stevenson

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