

FG<sub>®</sub>Burnett

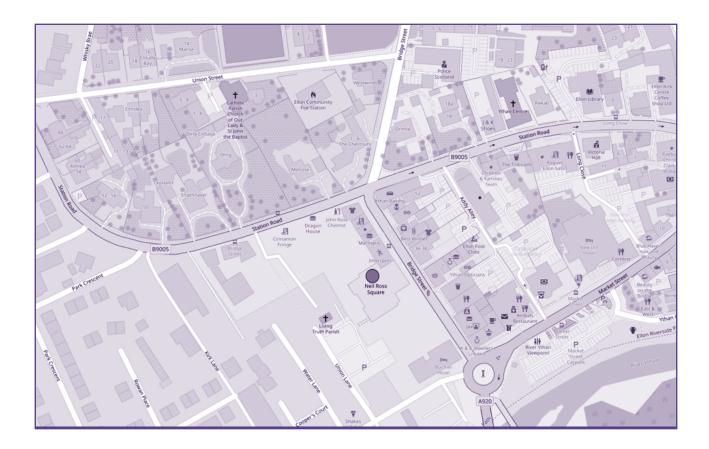
To Let

# 45 Neil Ross Square

Bridge Street, Ellon, Aberdeenshire, AB41 9AA 294.5 sq.m | 3,170 sq.ft

Upper Floor Office Accommodation





# 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, Aberdein 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.

# $FG_{\mathbb{B}}$



# Viewings & Offers

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

#### Hollie Stevenson

- t: 01224 597 533
- e: hollie.stevenson@fgburnett.co.uk



# fgburnett.co.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright PU 100017316.

No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants where rents are above a certain level. Where this applies, a request for information will be made at the appropriate time.