



FG Burnett

To Let

49 Neil Ross Square

Bridge Street, Ellon, AB41 9AA

76.1 sq.m | 819 sq.ft

- Ground floor retail unit
- Recently refurbished
- Open plan sales area
- £13,000 pa exc VAT

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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 neighbourhood includes a mix of residential and commercial occupiers including Intersport, Aberdeen Considine, Specsavers, Morrisons Daily, the Bridge Bar and Symposium Coffee House.

Description

The subjects comprise a ground floor retail unit constructed from traditional granite stonework under a timber framed roof clad in slate and incorporates dormer projections.

The property has recently been refurbished and comprises an open plan sales area and WC/tea prep to the rear.

The upper floors comprise vacant office accommodation which is available via separate negotiation.

Floor Area

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

Ground Floor	76.1 sq.m	819 sq.ft
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Use

The subjects were formerly used as an office and would require a change of use.

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

£13,000 pa exc VAT.

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

To be assessed on completion of refurbishment works.

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. The ingoing occupier will be responsible for any LBTT and Registration Dues applicable.

Entry

On conclusion of legal missives.

Viewings & Offers

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

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