



FG[®] Burnett

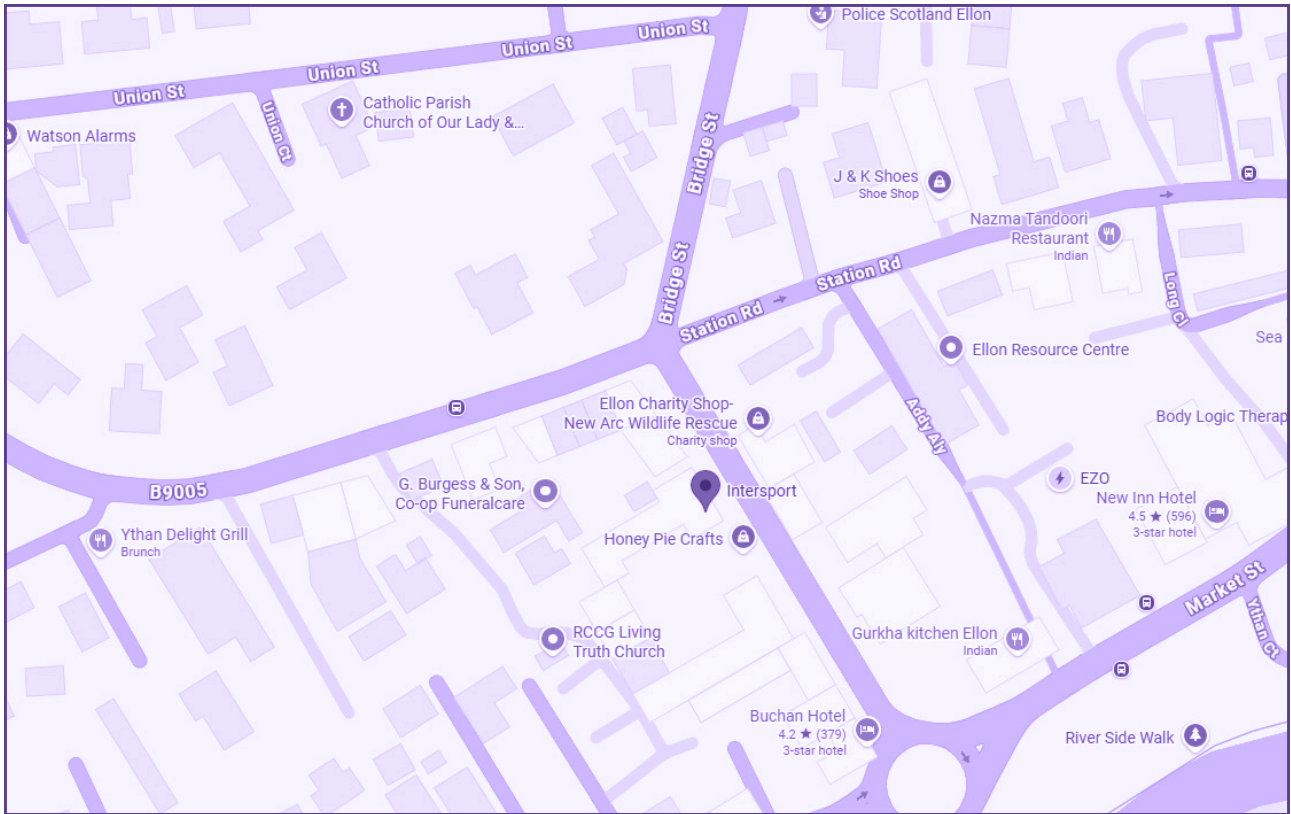
To Let

53 Bridge Street

Ellon, Aberdeenshire, AB41 9AA

251.21 sq.m | 2,704 sq.ft

- Self Contained Upper Floor Office Accommodation
- Suitable for a variety of uses, subject to planning
- No VAT applicable



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, which sits within a building constructed from traditional granite stonework under a timber framed roof clad in slate and incorporates dormer projections. Access to the upper floor suites is via an entrance just off Bridge Street.

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

Use

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

Floor Areas

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	177.26 sq.m	1,908 sq.ft
Second Floor	73.95 sq.m	796 sq.ft
Total	251.21 sq.m	2,704 sq.ft

Lease Terms

The property is available on Full Repairing and Insuring terms for a duration to be agreed. Any long term lease will incorporate upward only rent reviews on the 5th anniversary.

Rent

£15,000 per annum exclusive of 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

B(23). Copy available on request.

VAT

The property is not elected for VAT.

Service Charge

A service charge will be payable for the common external areas of the development. 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.

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