



RETAIL UNIT SITUATED ON BUSY PEDESTRIANISED SECTION OF GEORGE STREET



TO LET
105 George Street

Aberdeen, AB25 1HU | 159.6 sq.m (1,718 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

Aberdeen is the major retail centre for North East Scotland with a core catchment of approx 245,000 and a secondary catchment of approx 155,000.

The property is located on George Street close to the north entrance of the Bon Accord Centre. Other nearby occupiers include Jo Malone, Nickel and Dime, Magnet, Savers, Farmfoods and Greggs.

DESCRIPTION

The subjects comprise a ground and first floor retail unit comprising sales area on ground floor and first floor with further office and staff accommodation also on the first floor.

RENT

On application.

RATEABLE VALUE

The Valuation Roll shows a rateable value of £23,500 effective 1 April 2017.

Rates Payable - £11,515.75 (approx. for 2020/21).

RATES DETAIL

Any incoming tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

PROPERTY DETAILS

Lease Terms	A Full Repairing and Insuring lease for a period to be agreed.	
Floor Areas	In accordance with the RICS Code of Measuring Practice (Sixth Edition) we have calculated the following net internal floor areas for the subjects:-	
Ground Floor	79.0 sq.m	850 sq.ft
First Floor	80.6 sq.m	868 sq.ft
Total	159.6 sq.m	1,718 sq.ft
EPC	F. A copy of the full Energy Performance Certificate and Recommendation Report is available from the sole letting agent.	
VAT	The rent quoted is exclusive of VAT which may be applicable.	
Legal Costs	Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any transactional property tax incurred and registration dues applicable.	
Entry	By agreement upon conclusion of legalities.	

VIEWING & OFFERS

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

RICHARD NOBLE

t. 01224 597528
e. richard.noble@fgburnett.co.uk

LISA COWIE

t. 01224 597536
e. lisa.cowie@fgburnett.co.uk

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