

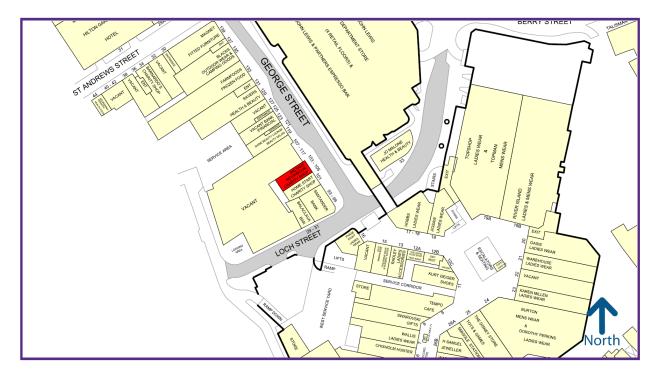
Retail Unit Opposite John Lewis Available

105 George Street Aberdeen

159.6 sq.m (1,718 sq.ft)



Call 01224 572661 www.fgburnett.co.uk



# Location

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

The property is located on George Street directly opposite John Lewis and close to the north entrance of the Bon Accord Centre. Other nearby occupiers include Santander, Jo Malone, Aberdeen Science Centre, Magnet, Savers, Farmfoods and Blacks.

## 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.

In addition to the internal stairwell between the floors, a separate access is provided from George Street to the first floor.

#### Main Dimensions & 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)

#### Rent

Rent on application.

## Lease Terms

A Full Repairing and Insuring lease for a period to be agreed.

#### VAT

The rent quoted is exclusive of VAT which may be applicable.

#### Rateable Value

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

You may be eligible for 100% relief for a period of 12 months. NB in order to benefit the premises must have been vacant for a minimum period of 6 months and an application for vacant relief has had to been made in this period.

### EPC Rating - F

A copy of the full Energy Performance Certificate and Recommendation Report is available from the sole letting agent.

# Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any transactional property tax incurred and registration dues applicable.

# Entry

By agreement upon conclusion of legalities.

# Viewing & Offers

Viewing is strictly by arrangement with the sole letting agent. All offers should be submitted in Scottish Legal Form.

# Contact

# **David Henderson**

T: 01224 597538

E: david.henderson@fgburnett.co.uk

## **Richard Noble**

T: 01224 597528 E: richard.noble@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.

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33 Albyn Place, Aberdeen AB10 1YL T: 01224 572661 F: 01224 593496