

# To Let



Retail Unit with Class 3 Consent within residential area

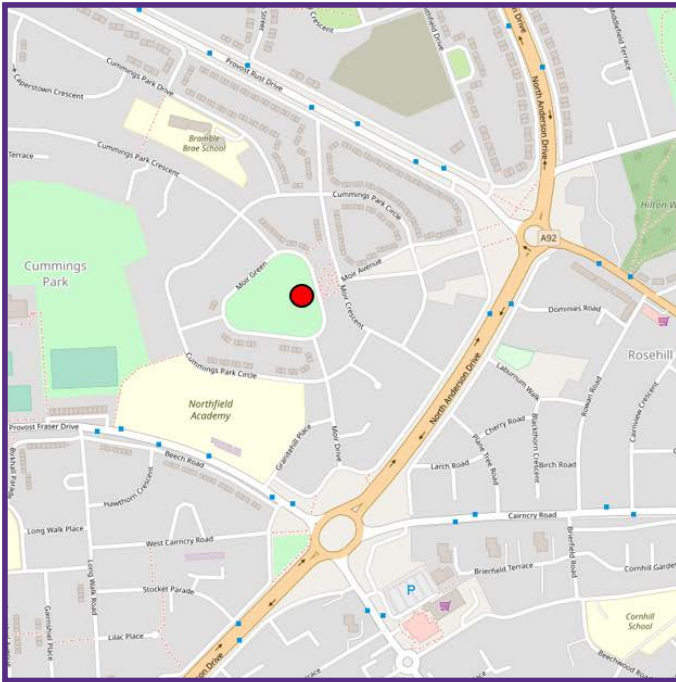
43 Moir Green  
Aberdeen  
AB16 7BL

39.76 sq.m (428 sq.ft)



**FG Burnett**

Call 01224 572661  
[www.fgburnett.co.uk](http://www.fgburnett.co.uk)



**Rent**  
£6,000 per annum.

### Lease Terms

The premises are available on a flexible basis with terms to be agreed.

### Rateable Value

The Valuation Roll shows a Rateable Value of £2,900 effective from 1 April 2017.

Any new occupier has a right of appeal against the Rateable Value shown. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. Further information is available from your FG Burnett contact or from the Aberdeen City Council website (<https://www.aberdeencity.gov.uk/services/business-and-licensing>).

### Location

The property is located within a terraced parade of retail units in the residential area of Northfield in the city of Aberdeen. Northfield is 3.5 miles north of the city centre.

Nearby occupiers include Dickies Pharmacy, Bodrum Pizza and Kebab House, Moir Kitchen and Northfield Academy.

### Description

The property comprises a ground floor retail unit with Class 3 Consent within a terrace of shops being of blockwork construction and having a flat felt covered roof.

A timber shop front is installed with a single doorway. A roller shutter and security gate are in situ.

Internally the unit provides a generous sales area, storage room and single WC.

### Floor Areas

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Ground Floor	39.76 sq.m	(428 sq.ft)
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### VAT

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

### Legal Costs

Each party will bear their own legal costs associated with the documentation of any lease. The incoming tenant will be responsible for any transactional property tax and Registration Dues applicable.

### Entry

To be agreed on completion of legal missives and completion of legal works.

### Viewing & Offers

Viewing is strictly by arrangement with the sole agents to whom all offers should be submitted in Scottish Legal Form.

## Contact

### Daniel Mitchell

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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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