

To Let



Prominent Retail Unit Opposite John Lewis

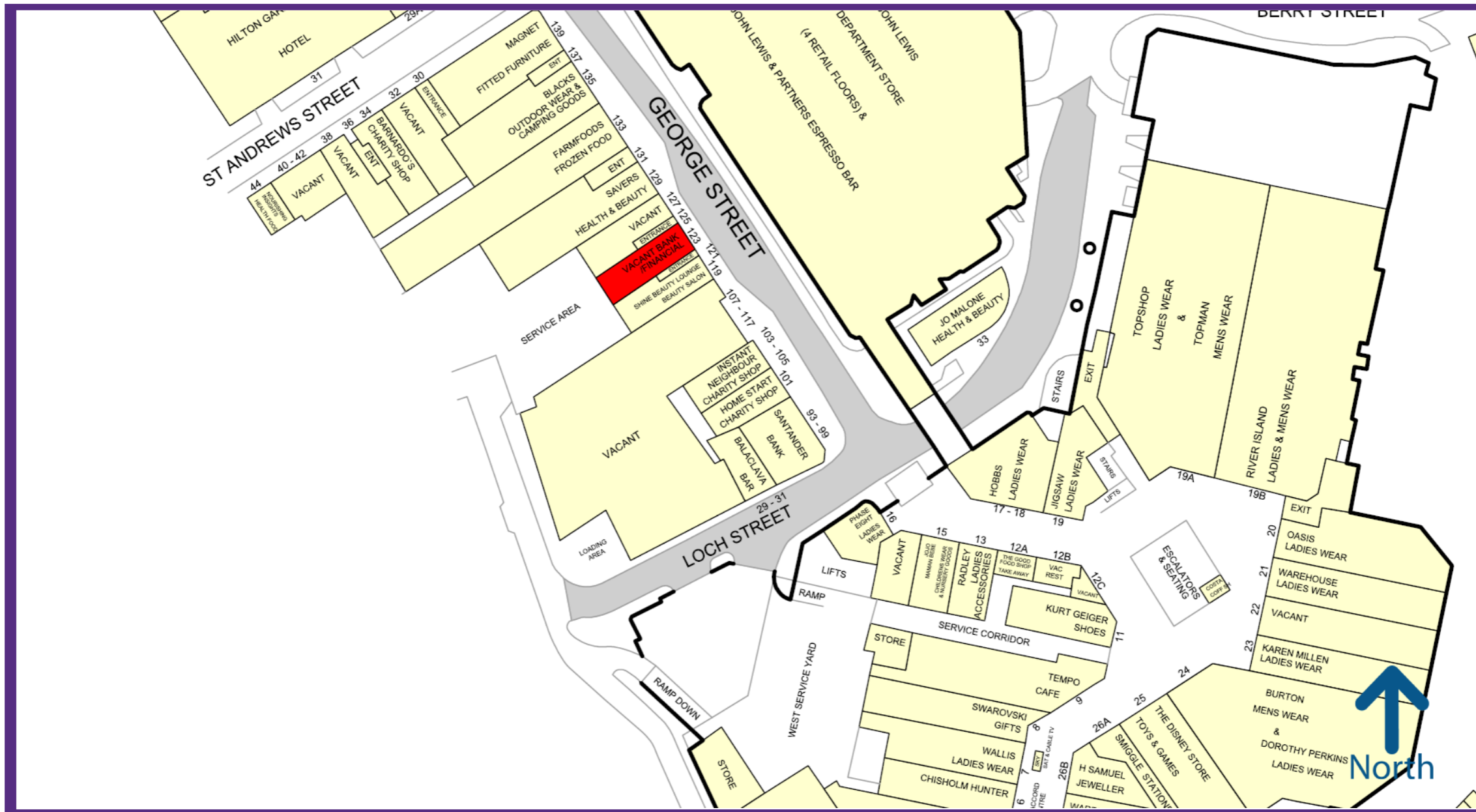
Unit 2
123 George Street
Aberdeen
AB25 1HU

128.7 sq.m (1,386 sq.ft)



FG Burnett

Call 01224 572661
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Location

In an improving parade, the subjects are situated on the west side of George Street between Loch Street and St Andrews Street. This section of George Street is pedestrianised directly opposite John Lewis and adjacent to the George Street entrance to The Bon Accord & St Nicholas Shopping Centre.

Nearby occupiers include John Lewis, Magnet Kitchens, Blacks and Jo Malone. Located closely within The Bon Accord & St Nicholas Shopping Centre are Next, Boots, Karen Millen, Topshop, River Island, New Look, Hobbs and Disney Store. The area provides footfall from students and also residents of the George Street area who are visiting The Bon Accord/St Nicholas Centres as well as the wider City Centre. Situated closely by is the 100 bedroom Hilton Garden Inn and Sandman Hotels.

Description

The subjects comprise a ground floor and basement retail unit. The property forms part of the ground floor of a four storey building with a pitched and slated roof.

Internally, the subjects comprise front sales area and rear storage incorporating staff facilities. There is direct access to the service yard at ground floor.

There is a basement which comprises further storage and staff area.

Floor Areas

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

Ground Floor	83.8 sq.m	(902 sq.ft)
Basement	44.9 sq.m	(484 sq.ft)
Total	128.7 sq.m	(1,386 sq.ft)

EPC Rating

The property has an EPC rating of E. A copy of the full Energy Performance Certificate and Recommendation Report is available from the sole letting agent.

Lease Terms

The subjects are available on the basis of a new Full Repairing and Insuring lease for a duration to be agreed incorporating 5 yearly upward only rent reviews.

Rent

£27,500.

Rateable Value

The Valuation Roll shows a rateable value of £22,250 effective from 1 April 2017 (subject to appeal).

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.

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 ingoing tenant will be responsible for any transactional property tax incurred and registration dues applicable.

Entry

By agreement upon conclusion of all legalities.

Viewing & Offers

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

Contact

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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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