

To Let



Retail Unit in close proximity to John Lewis

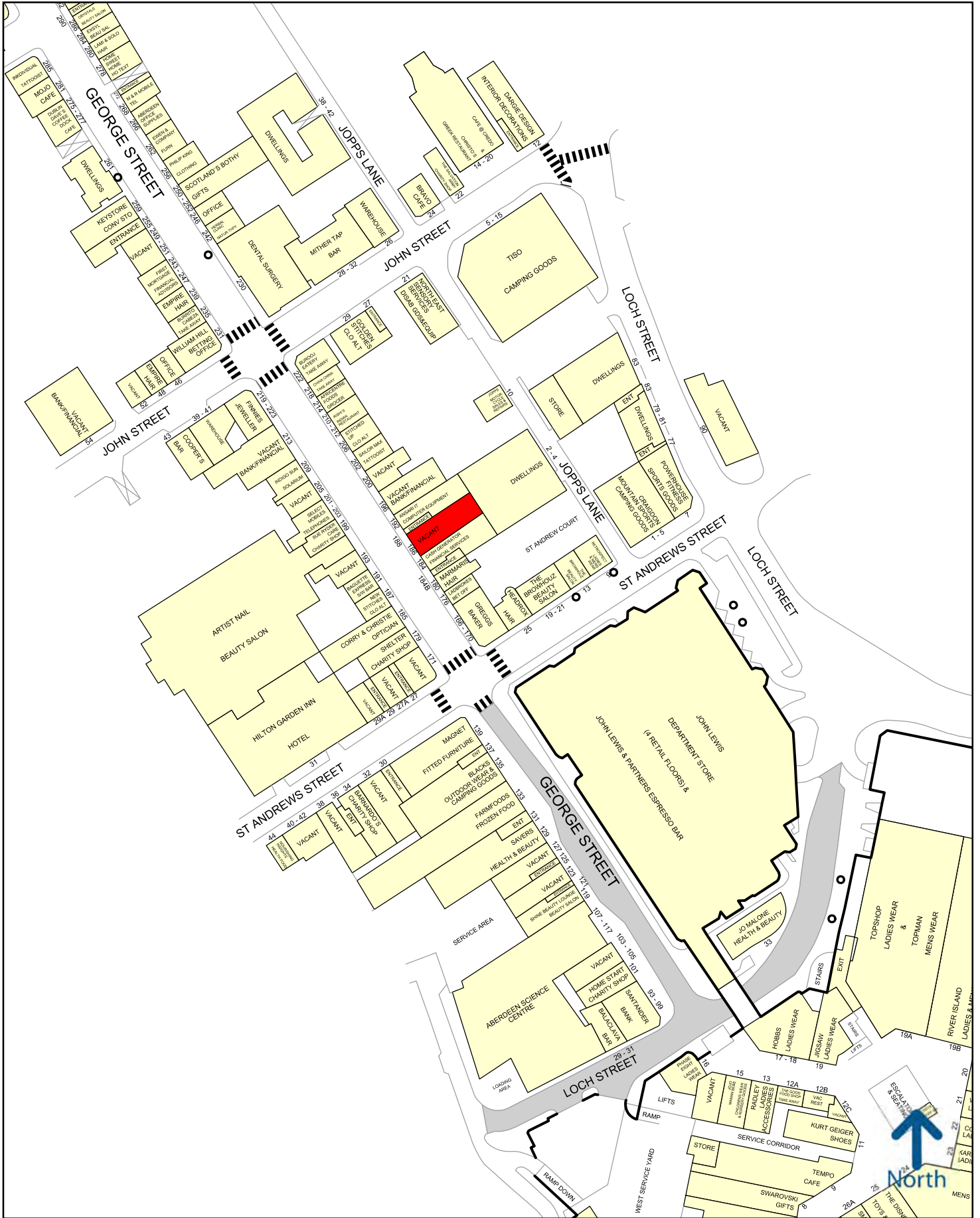
186 George Street
Aberdeen
AB25 1BS

430.43 sq.m (4,633 sq.ft)



FG Burnett

Call 01224 572661
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50 metres

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Created By: F G Burnett



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Location

Aberdeen is Scotland's third largest city with a resident population of approximately 210,000 persons and an estimated catchment of over 500,000 persons.

The property is located in the city centre on the East side of George Street between its junctions with St Andrew Street and John Street. The George Street entrance to the Bon Accord & St Nicholas Shopping Centre is also in close proximity as is the Gallowgate Campus of the North East of Scotland College.

Other neighbouring occupiers include Greggs, Magnet Kitchens, Finnies The Jeweller and Ladbrokes.

Description

The subjects comprise a Ground Floor and Basement Retail Unit contained within a two storey attic and basement mid-terraced property with substantial single storey extension to the rear and upper floors in residential use.

The property benefits from good frontage on to George Street and also from good retail and storage accommodation.

Car Parking

The subjects also benefit from 3 specific car parking spaces off Jopps Lane to the rear of the property.

Floor Areas

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

Ground Floor	388.99 sq.m	(4,187 sq.ft)
Basement	41.44 sq.m	(446 sq.ft)
Total	430.43 sq.m	(4,633 sq.ft)

EPC

A copy of the EPC Certificate is available on request.

Rateable Value

The Valuation Roll shows a Rateable Value of £38,500 with effect from 1 April 2017. A new occupier has the right to appeal this figure.

Rent

£25,000 per annum.

Lease Terms

The subjects are available on Full Repairing and Insuring terms. Any medium to long term lease will be subject to upwards only rent reviews.

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 LBTT and Registration Dues applicable.

Entry

By agreement upon conclusion of legalities.

Viewing & Offers

Viewing is strictly by arrangement with the letting agent to whom 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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