

# To Let



Prominent and Well Presented Retail Unit Opposite John Lewis

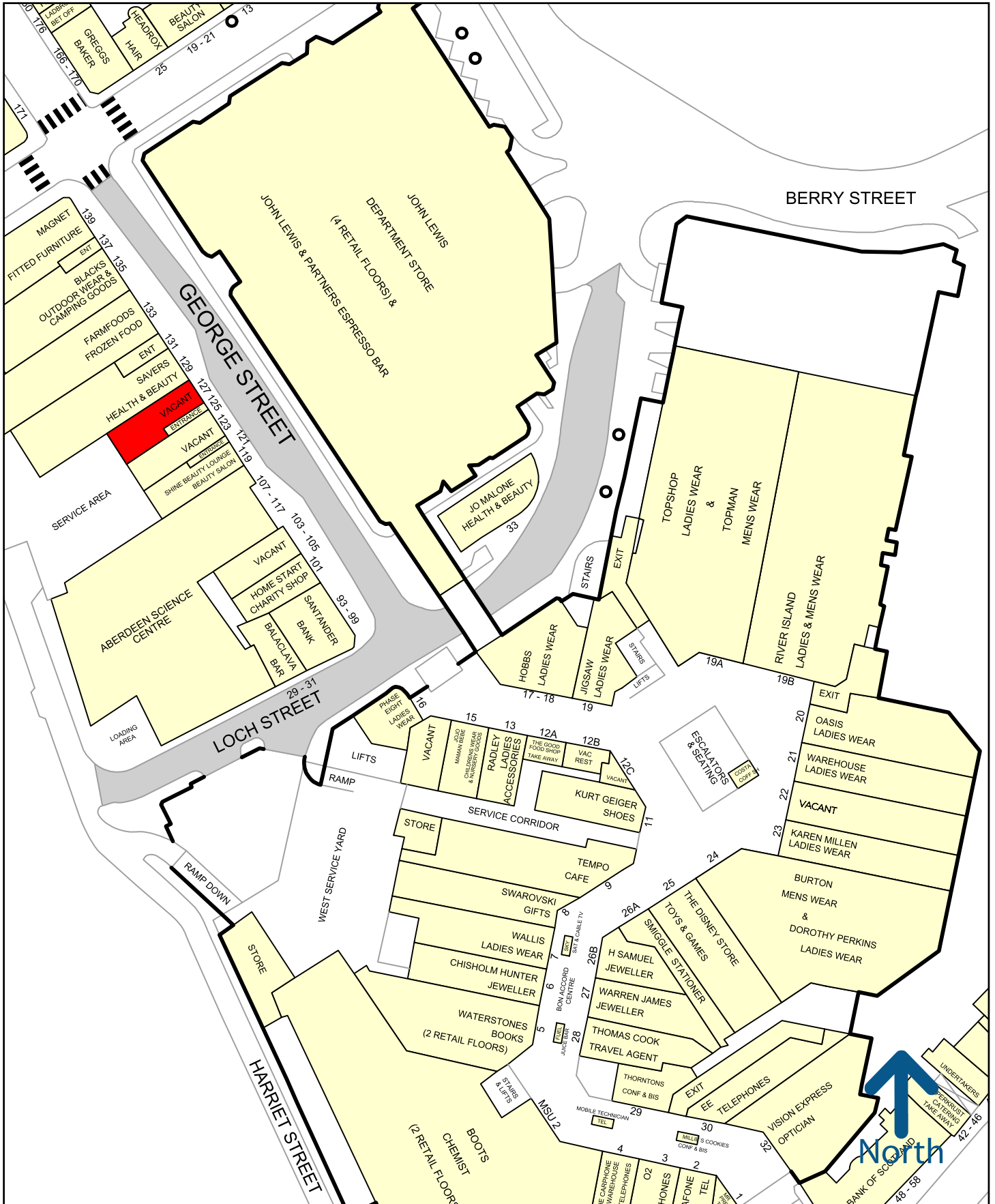
Unit 3  
119-127 George Street  
Aberdeen  
AB25 1HU

108.4 sq.m (1,167 sq.ft)



**FG Burnett**

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



50 metres

Experian Goad Plan Created: 15/03/2019  
Created By: F G Burnett



## Location

Aberdeen is Scotland's third largest city, having a resident population of approximately 230,000. The city provides the principal commercial and shopping facilities in the North East of Scotland serving a catchment population in excess of 500,000 persons.

In an improving parade, the subjects are situated on the west side of George Street between Loch Street and St Andrew 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 closeby 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 Shopping Centres as well as the wider City Centre.

Also situated closeby is the Hilton Garden Inn and Sandman Hotels!

## Description

This retail shop comprises part of the Ground Floor and Basement of a four storey attic and basement building of traditional granite and slate construction.

Internally the Ground Floor provides sales area, staff tea preparation area and single WC. The Basement provides good storage and stock.

## Floor Areas

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

Ground Floor	67.8 sq.m	(730 sq.ft)
Basement	40.6 sq.m	(437 sq.ft)
<b>Total</b>	<b>108.4 sq.m</b>	<b>(1,167 sq.ft)</b>

Gross Frontage	6.45 m	(21'2")
Net Frontage	4.22 m	(13'10")

## EPC

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

## Lease Terms

The property is available on Full Repairing and Insuring terms for a period to be agreed.

## Rent

£25,000.

## Rateable Value

The Valuation Roll shows a Rateable Value of £21,000 effective from 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.

## VAT

The rent quoted is exclusive of VAT.

## 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 legal missives.

## Viewing & Offers

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

# Contact

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# FG Burnett

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