



REFURBISHED RETAIL UNIT
IN CLOSE PROXIMITY TO UNION STREET AND THE WEST END



FG Burnett



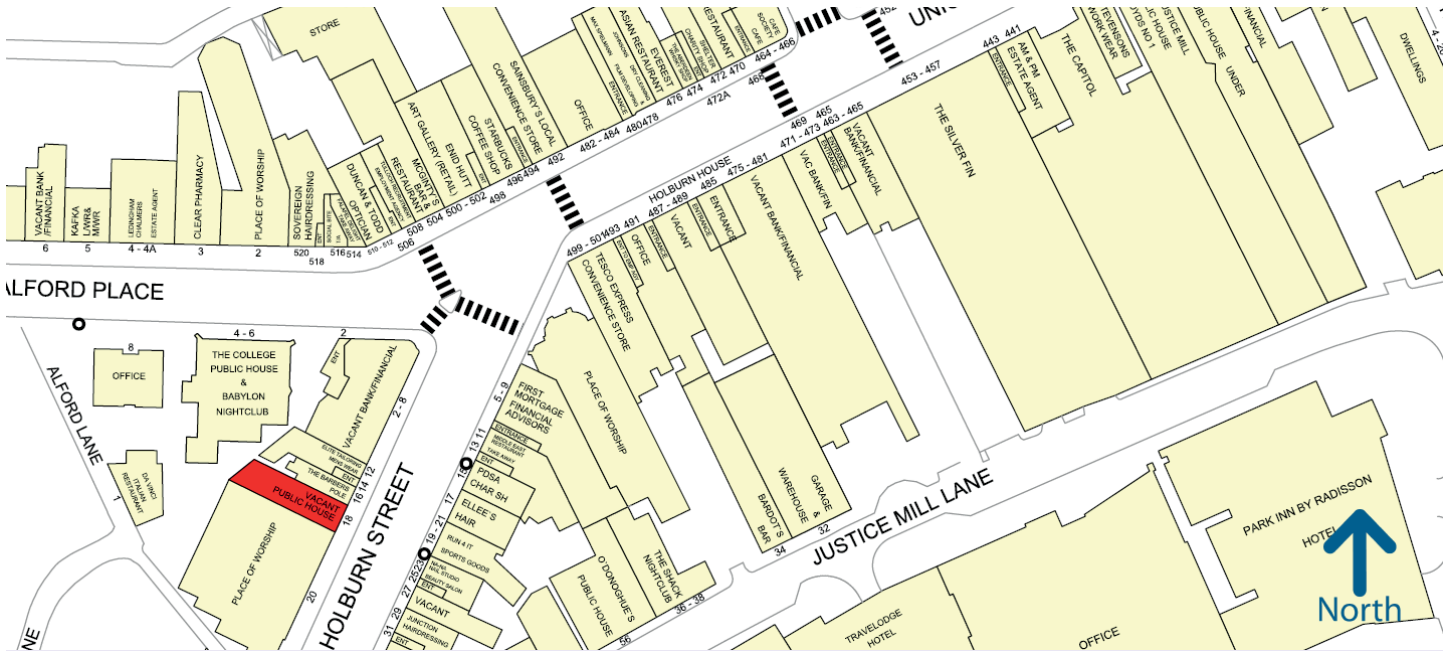
TO LET/MAY SELL

18 Holburn Street

Aberdeen, AB10 6BT | 94.77 sq.m (1,020 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The subjects are located on the west side of Holburn Street in close proximity to Holburn Junction, leading to Union Street and the West End. Occupiers in the immediate vicinity include a mix of independent retailers, restaurants and cafes.

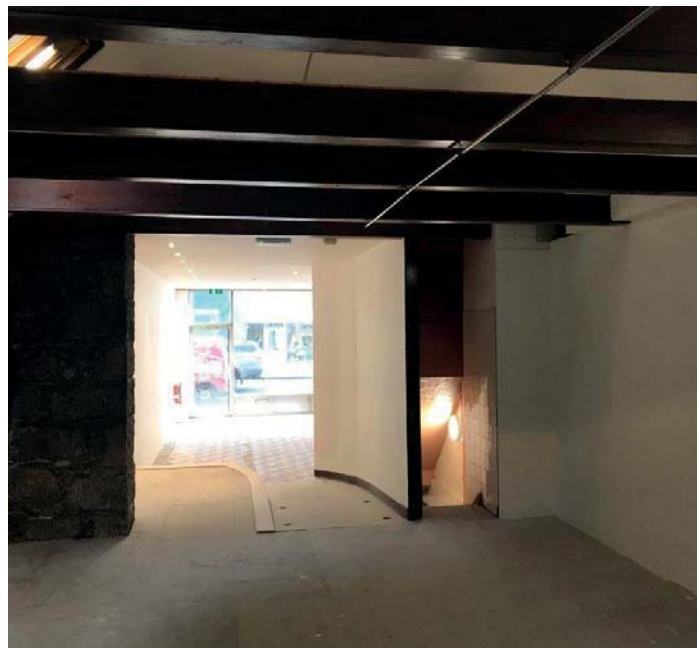
DESCRIPTION

The subjects comprise a well positioned and refurbished unit. The property forms part of the ground floor and basement of a four storey and basement building extended to the rear and with a modern shop front.

FLOOR AREAS

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

Ground Floor	73.24 sq.m	788 sq.ft
Basement	21.53 sq.m	232 sq.ft
Total	94.77 sq.m	1,020 sq.ft



RENT

£15,000 per annum.

LEASE TERMS/SALE PRICE

Our client may consider a sale of the property, price on application.

RATEABLE VALUE

The Valuation Roll shows a Rateable Value of £15,000 effective 1 April 2017.

RATES DETAIL

Any incoming tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

EPC RATING

The property holds an Energy Performance Rating of G. (236). A copy of the full Energy Performance Certificate and Recommendation Report is available from the letting agent.

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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 incoming tenant will be responsible for any LBTT and registration dues applicable.

ENTRY

By agreement and upon conclusion of legalities.

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

RICHARD NOBLE

t. 01224 597528

e. richard.noble@fgburnett.co.uk

DANIEL MITCHELL

t. 01224 597539

e. daniel.mitchell@fgburnett.co.uk

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