



FULLY REFURBISHED CITY CENTRE RETAIL UNIT

OCCUPIERS IN THE IMMEDIATE VICINITY INCLUDE ROHAN AND WHITE STUFF



**FG Burnett**



TO LET

## Unit 2, 12 Back Wynd

Aberdeen, AB10 1JP | 89.46 sq.m (963 sq.ft)

To request a viewing call us on 01224 572661

**FGBURNETT.CO.UK**



## FULLY REFURBISHED CITY CENTRE RETAIL UNIT

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### LOCATION

The subjects are located on Back Wynd, a popular retail thoroughfare within Aberdeen City Centre.

Occupiers adjacent include Rohan and White Stuff. Back Wynd connects Union Street to Schoolhill where Oliver Bonas and Boots are located, the Boots forming part of Bon Accord Shopping Centre anchored by John Lewis, Next and New Look. To the south is Union Street where occupiers include Beaverbrooks, Primark, HMV and Boots.

### DESCRIPTION

The subjects form part of a two storey granite building having a pitched and slated roof. The fully refurbished unit has a large glazed shopfront with pedestrian doorway. Accommodation comprises sales area together with staff facilities.

### FLOOR AREA

In accordance with the RICS Code of Measuring Practice (Sixth Edition) we have calculated the following approximate floor area:-

Ground Floor	89.46 sq.m	963 sq.ft
Total	89.46 sq.m	963 sq.ft



## RENT

On application.

## RATEABLE VALUE

The Valuation Roll shows a rateable value of £28,250 effective from 1 April 2017 (subject to appeal).

## RATES DETAIL

Any ingoing 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.

## LEASE TERMS

The property is available on the basis of a full repairing and insuring lease for a duration to be agreed. Any longer term lease will include provision for upward only rent reviews..

## EPC

A copy of the EPC is available on request.

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## VAT

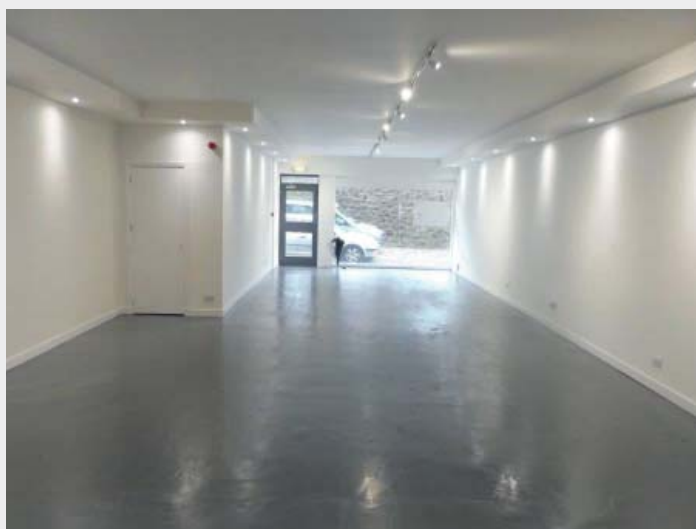
Any rent quoted is exclusive of VAT.

## LEGAL COSTS

Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing tenant will be responsible for any LBTT and registration dues applicable.

## ENTRY

By agreement upon conclusion of all legalities.



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## VIEWING & OFFERS

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



**FG Burnett**

**RICHARD NOBLE**

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