





Location

Situated in the West End of Aberdeen, Mannofield is an affluent residential area with excellent transport links to the city centre via Great Western Road, the North and South via Anderson Drive.



In a prominent location on Great Western Road, the "Mannofield Shops" occupiers include a newly refurbished circa 7,000 sq. ft. Co-Operative supermarket, Boots the Chemist, Douglas Dickie Opticians, Solicitors Direct, Innocent Aesthetics and Mannofield Pizza and Grill.

In addition to generous on street parking, there are 11 dedicated parking spaces including disabled spaces.

Approximate Floor Areas

The units can be combined

Unit 481 ^a		
Ground Floor	74.4 sq.m	(801 sq.ft)
Unit 483		
Ground Floor First Floor	71.8 sq.m 63.1 sq.m	(773 sq.ft.) (679 sq.ft.)

















481^a & 483 GREAT WESTERN ROAD Aberdeen AB10 6NN



Rent

On application

VAT

Any rent quoted is subject to VAT which may be applicable.

Rateable Value

Effective 1 April 2017

Unit 481° £20,500 Unit 483 £24,750

Any new occupier has a right of appeal against the Rateable Value shown. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. Further information is available from FG Burnett or from the Aberdeen City Council website (https://www.aberdeencity.gov.uk/services/business-andlicensing).

EPC

The properties have an EPC G Rating. A copy of the Energy Performance Certificate and Findings Report is available from the letting agent.

Service Charge

A service charge is payable in respect of the maintenance of common parts and services. Details are available on request from the letting agent.

Legal Costs

The ingoing party will be responsible for their own legal expenses incurred in the transaction together with any LBTT and registration dues payable.



Contact

Contact the letting agents for further information:



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