



CITY CENTRE RETAIL UNIT



FG Burnett



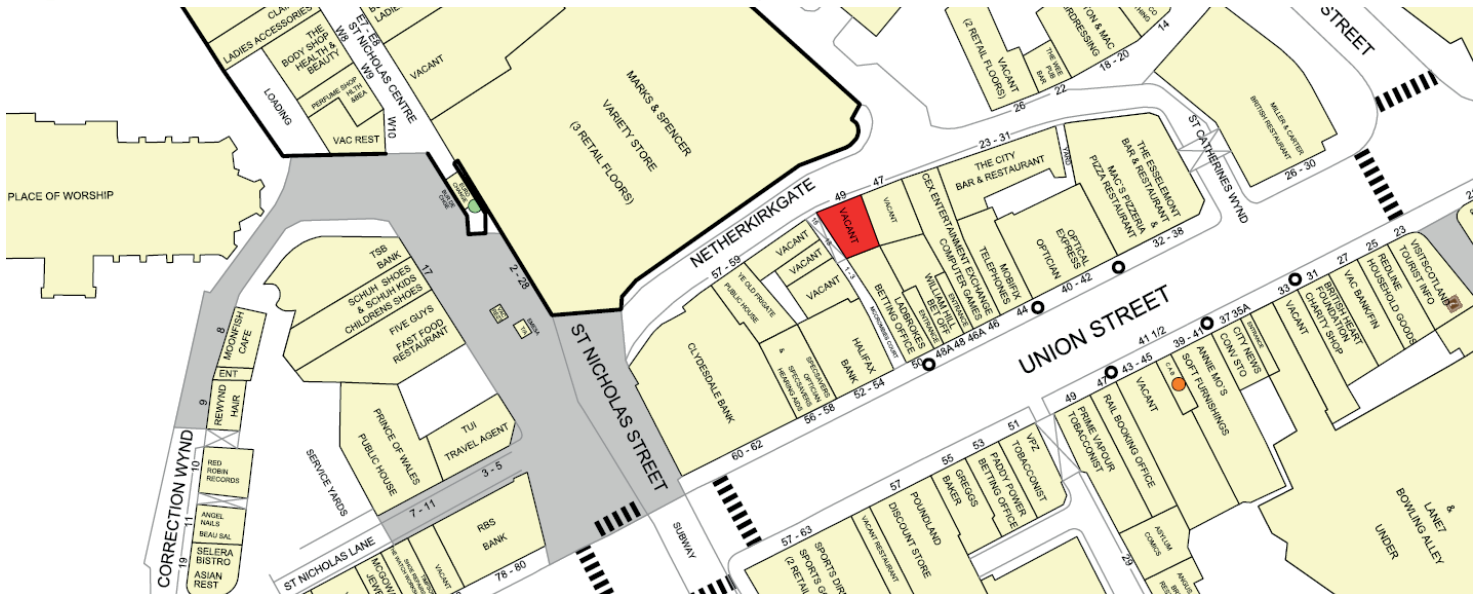
TO LET

49 Netherkirkgate

Aberdeen, AB10 1AU | 92.81 sq.m (999 sq.ft)

To request a viewing call us on 01224 572661

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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.

The property is situated on the south side of Netherkirkgate close to its junction with Flourmill Lane and only a short distance from Union Street, Aberdeen's main commercial thoroughfare. Located in close proximity is The Marischal Square Development providing 173,500 sq.ft of Grade A office accommodation, a 123 room Residence Inn by Marriott and restaurants and cafe bars occupying the ground floor space including Costa, All Bar One, Mackie's, Prezzo and Tony Macaroni. Other neighbouring occupiers include Marks & Spencer and Aberdeen City Council's Headquarters are also in close proximity.

DESCRIPTION

The subjects comprise a ground floor and basement retail unit with an attractive frontage providing display windows and centrally located doorway. The ground floor provides sales area whilst the lower level provides stock and staff facilities.

RENT

The passing rent is £15,500 per annum.

RATEABLE VALUE

The Valuation Roll shows a Rateable Value of £15,750 effective 1 April 2017.

RATES PAYABLE

£7,718 (approx. for 2020/21).

PROPERTY DETAILS

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 DETAILS

Our clients are looking to assign their lease which subsists until 24 July 2026 on Full Repairing and Insuring terms.

EPC

Copy available on request.

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

On conclusion of all legalities.

FLOOR AREAS

We have calculated the following approximate main dimensions and floor areas in accordance with the RICS Code of Measuring Practice (6th Edition):-

GROUND FLOOR	45.52 sq.m	490 sq.ft
BASEMENT	47.29 sq.m	509 sq.ft
TOTAL	92.81 sq.m	999 sq.ft
FRONTAGE	7.46 m	24'6"

VIEWING & OFFERS

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

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