

FOR SALE
RETAIL INVESTMENT



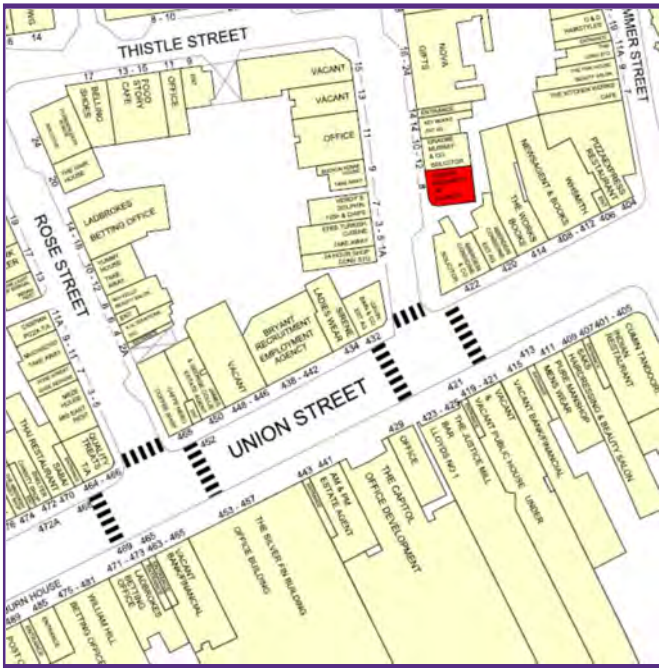
CITY CENTRE LOCATION

8 CHAPEL STREET
ABERDEEN
AB10 1SP



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

The premises are located on the east side of Chapel Street close to its junction with Union Street, a location which is popular with occupiers for retail, office and restaurant uses including clothing stores, fast food take-away outlets, solicitors and charity shop occupiers.

Occupiers in the vicinity include Pizza Express, Cafe Nero, WH Smith, Oxfam, Graeme Murray & Co, Key Moves and Blue Sky Business Centre.

Description

The subjects comprise a two storey attic and basement building of granite construction having a pitched and slated roof. The property has a timber shop front with a centrally positioned doorway. Internally, the accommodation provides ground and first floor sales areas; attic office/storage space; basement storage with a staff kitchen and WC.

Floor Area

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

Basement	43.0 sq.m	(463 sq.ft)
Ground Floor	50.9 sq.m	(547 sq.ft)
First Floor	48.8 sq.m	(525 sq.ft)
Attic	24.7 sq.m	(266 sq.ft)
Total	167.4 sq.m	(1,801 sq.ft)

Tenure

Heritable, the Scottish equivalent of English freehold.

Tenancy

The lease is on FRI terms at a rental of £20,500 per annum from 10/02/2017 to 09/02/2023, with a tenant break option and/or rent review on 10/02/2020.

The property is let to DM McArthur Limited with a 6 month rental deposit and personal guarantees from the two principals - further information is available on request. The unit trades as Tiger Lily Boutique, a womenswear fashion boutique established in Broughty Ferry in 2011 with Aberdeen opened in 2017.

EPC Rating

The EPC rating is G.

VAT

The property is not elected for VAT.

Proposal

Offers over £220,000, subject to and with the benefit of the lease, reflecting a net initial yield of 9.1%.

Viewing & Offers

Viewing is strictly by arrangement with the sole agent. All offers should be submitted in Scottish Legal Form.

Contact

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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