



CITY CENTRE RETAIL UNIT DIRECTLY OPPOSITE UNION TERRACE GARDENS
100% SMALL BUSINESS RATES RELIEF MAY BE APPLICABLE



TO LET

32 Union Terrace

Aberdeen, AB10 1NN | 34.47 sq.m (371 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The property is located within Aberdeen City Centre, on the West side of Union Terrace at its Northern end. The unit is directly opposite the Rosemount Pavilion which forms part of the Union Terrace Gardens redevelopment due for completion in 2022. Union Terrace is going through a transition with a number of former office buildings seeking change to residential apartments. Adjacent occupiers include The Kirk View Cafe and City Barber.

DESCRIPTION

The subjects comprise a retail unit forming part of the ground floor of a 4 storey granite built property. The upper floors are in residential use. Internally, the property provides a sales area.

LEASE TERMS

The property is available on full repairing and insuring terms for a duration to be agreed.

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.

PROPERTY DETAILS

Rent	£9,000 per annum	
Rateable Value	£8,000 with effect from 1 April 2017.	
Rates Payable & Reliefs	£3,984 (approx) for the year 2022/23. Any 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, including up to 100% relief under the Small Business Bonus Scheme. Interested parties should verify all rating figures with the Local Authority.	
Floor Area	The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal area calculated:-	
Ground Floor	34.47 sq.m	371 sq.ft
VAT	Any rent quoted is exclusive of VAT.	
EPC Certificate	Not applicable given the size of the property.	

VIEWING & OFFERS

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

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