



PROMINENT RETAIL UNIT  
WITHIN NEIGHBOURHOOD RETAIL PARADE



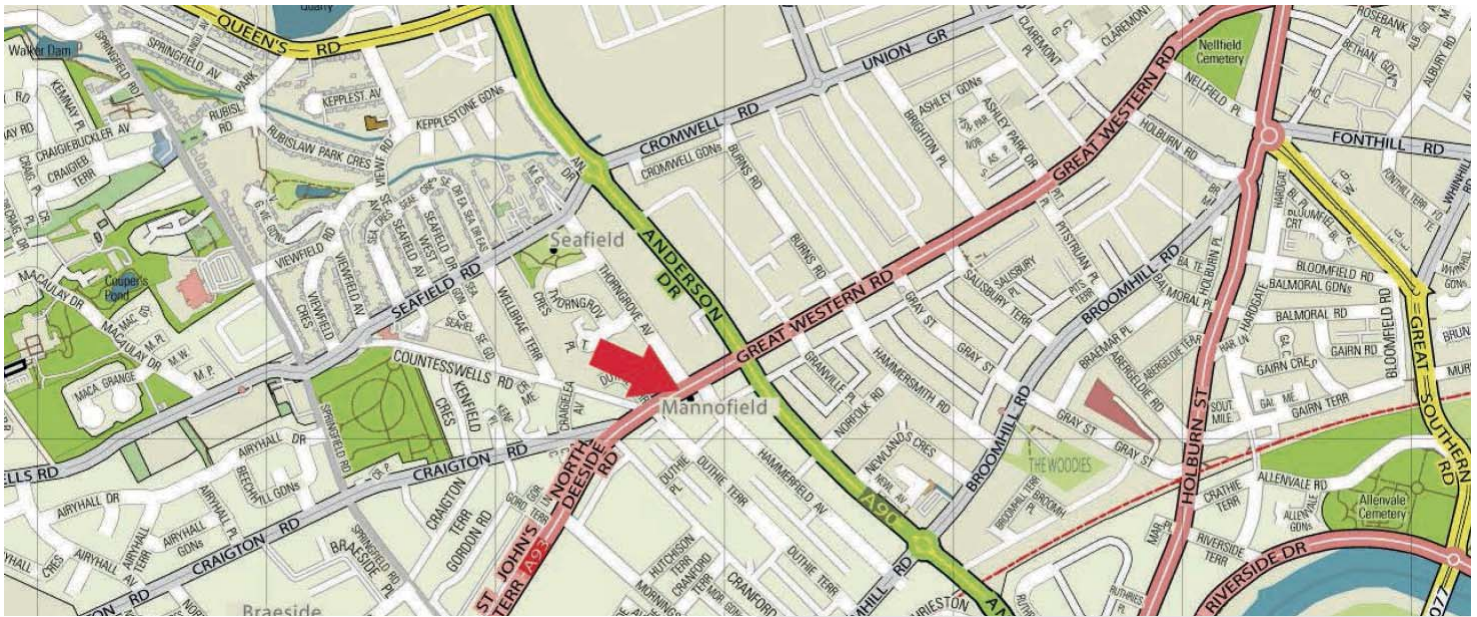
TO LET  
481 Great Western Road

Aberdeen, AB10 6NN | 77.45 sq.m (834 sq.ft)

To request a viewing call us on 01224 572661

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## LOCATION

The property is located within the popular retail parade of the “Mannofield Shops” on Great Western Road which is an affluent residential area within the West End of Aberdeen. The development offers excellent transport links to the city centre via Great Western Road and North or South via Anderson Drive. The parade is anchored by a recently refurbished 7,000 sq.ft Co-op supermarket and other occupiers including Boots the Chemist, Dickie Opticians and Solicitors Direct.

In addition to generous on street parking, the development benefits from 11 dedicated parking spaces.

## DESCRIPTION

The subjects comprise a ground floor retail unit forming part of the ground floor of a two storey building of brick/blockwork construction with a flat, felt covered roof. A door at the rear provides access to the service yard.

Internally the premises comprise the main sales area to the front which has been sub-divided into a reception area and 4 treatment rooms. The internal partitions can be removed to create an open plan sales space if required. At the rear is a single wc and tea prep area.

## RENT

Offers over £21,000 per annum.

## RATEABLE VALUE

The valuation roll shows a rateable value of £22,000 with effect from 1st April 2017. Any incoming 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 subjects are available on the basis of a new Full Repairing and Insuring Lease incorporating periodic rent reviews.

## SERVICE CHARGE

Details of the annual service charge are available from the letting agents.

## EPC

Copy available on request.

## VAT

Any rent quoted is exclusive of VAT.

## LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The incoming tenant will be responsible for payment of LBTT and registration dues if applicable.

## FLOOR AREA

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

Total	77.45 sq.m	834 sq.ft
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**VIEWING & OFFERS** All offers should be submitted in writing to the joint agents.

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