



GROUND FLOOR UNIT OCCUPYING PROMINENT CORNER LOCATION IN ABERDEEN'S WEST END - SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING



**FG Burnett**



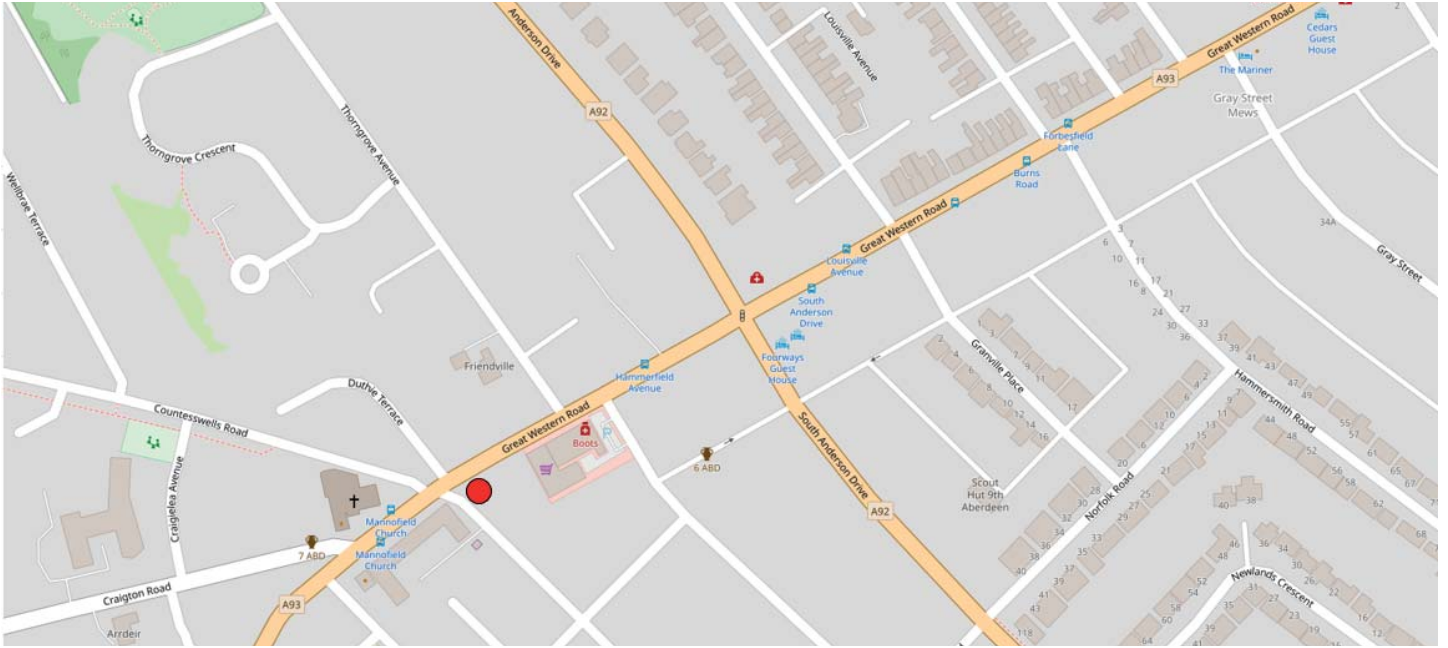
TO LET

# 497-499 Great Western Road

Aberdeen, AB10 6NN | 255.2 sq.m (2,747 sq.ft)

To request a viewing call us on 01224 572661

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### LOCATION

The property is located on the South side of Great Western Road at its junction with Duthie Terrace opposite the junction with Countesswells Road. Great Western Road is a main arterial route West from Aberdeen City Centre, forming part of the A93. The subjects are located within an affluent residential area and occupiers in the vicinity include Co-op, Boots the Chemist, Dickie Opticians and Tesco Local together with various coffee shops and other service providers.

### DESCRIPTION

The subjects form part of a 3 storey building of granite construction having a mixed mansard /pitched style slated roof. The mid-section on Duthie Terrace is also 3 storey.

Whilst currently fitted as a bank branch, the property has the potential to provide open plan retail/office accommodation together with staff and storage facilities.

### FLOOR AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate gross internal areas calculated:-

Ground Floor	229.0 sq.m	2,465 sq.ft
Separate Store	26.2 sq.m	282 sq.ft
<b>Total</b>	<b>255.2 sq.m</b>	<b>2,747 sq.ft</b>

The floor areas stated exclude the fire escape corridor.



## RENT

Upon application

## RATEABLE VALUE

The Valuation Roll shows a Rateable Value of £38,000 for the property with effect from 1 April 2017.

## RATES DETAIL

£18,620 (approx) for the year 2021/22. 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. Interested parties should verify all rating figures with the Local Authority.

## LEASE TERMS

The property is available for a duration to be agreed on Full Repairing and Insuring Terms, incorporating 5 yearly upward only rent reviews.

## EPC

A copy of the Energy Performance Certificate (EPC) is available from the sole letting agent.

## VAT

Any rent quoted is exclusive of VAT which may be applicable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing occupier will be responsible for any LBTT and registration dues applicable.

## ENTRY

By arrangement and upon conclusion of legalities.

## VIEWING & OFFERS

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

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